



**62 Patrons Drive**

CW11 3AT

**£435,000**



4



2



3



B



STEPHENSON BROWNE

Situated upon a particularly large plot this splendid detached property provides everything a family requires all under one roof. The layout is certainly well suited to those who enjoy entertaining, with an open-plan kitchen, family and dining room which overlooks the rear garden. Unusually there are no properties directly to the rear so you can enjoy a good sense of privacy within the garden making it a lot easier to relax and unwind during your leisure time.

With lots of people working from home these days you will find a dedicated ground floor office/study to take care of this necessity, keeping things from spilling over into your home life. This is currently being utilised as a playroom, giving a range of purpose for this room. A spacious separate lounge has a bay window to the front and provides ample space for furniture.

Many optional extras have been chosen to upgrade the interior including sparkling white granite work surfaces in the kitchen, extended breakfast bar area, an inset 6 ring gas hob with matching chimney extractor and fully tiled flooring. A separate Utility Room offers space for washing appliances and further storage space.

Four double Bedrooms have a range of fitted furniture, master en-suite shower room and main bathroom.

For those with hobbies that require space for kit or beloved motors to shelter then the double garage will be at the top of your list, a great additional space to utilise to your own preference.

Another point to mention with regard to the location is just how close the nearby canal side walks and country side are, ideal for dog walkers and anyone with an outdoor interest.

#### ACCOMMODATION

Double glazed front door into the entrance hall.

#### Entrance Hall

11'2 x 7'2 (max) (3.40m x 2.18m (max))

Staircase ascending to the first floor. Radiator. Ceiling light point. Built in storage cupboard.

#### Cloakroom

Comprising WC and wall mounted wash basin with tiled splash back. Ceiling light point.

#### Lounge

16'5 x 12'2 (5.00m x 3.71m)

UPVc double glazed box bay window to the front elevation. TV point and telephone point. Two ceiling light points. Radiator. Door to dining room.

#### Study

7'4 x 7' (2.24m x 2.13m)

UPVc double glazed window to the front elevation. Radiator. Ceiling light point. Telephone point.

#### Kitchen/Family Room

16'5 x 15'10 (max) (5.00m x 4.83m (max))

Kitchen area is fitted with a good range of wall and base units with white granite work surfaces above. Inset six ring gas hob with chimney extractor above. Integrated cooker and dishwasher. Inset sink unit and mixer tap. Breakfast bar with space for stools below. UPVc double glazed window overlooking the rear garden.

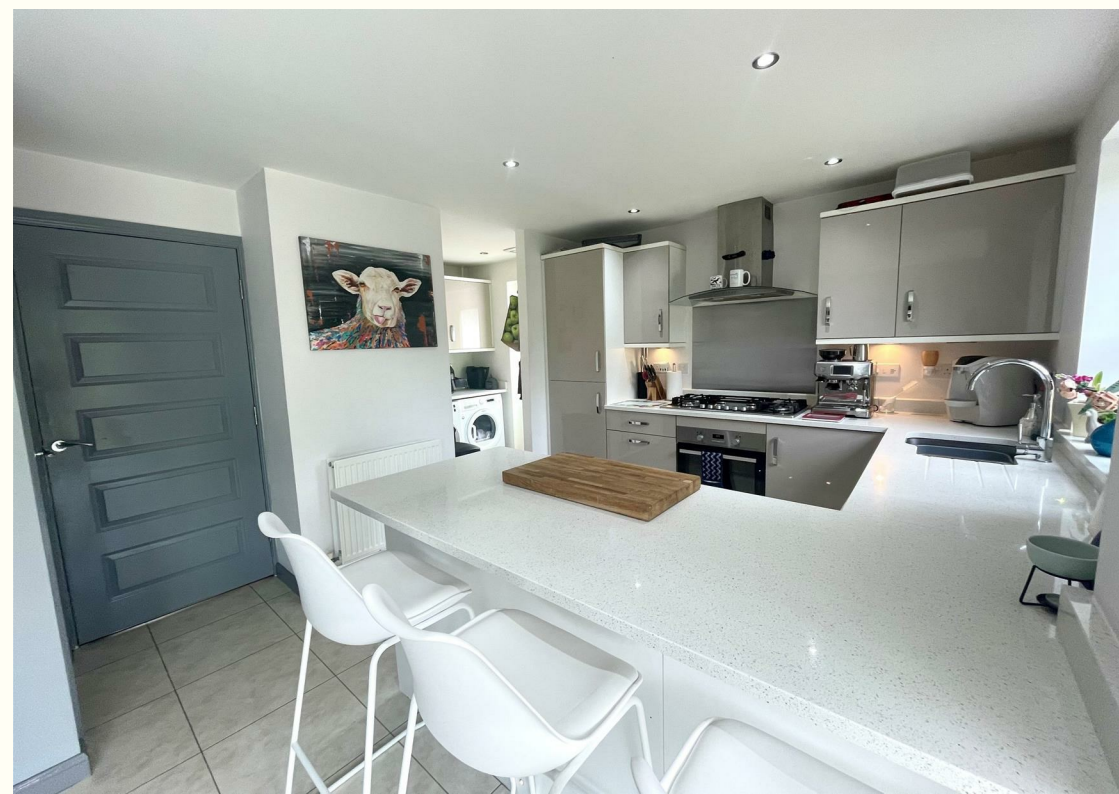
Family area with UPVc double glazed bay window and French doors leading to outside. Ceramic tiled flooring. Radiator. Ceiling light point.

Archway to the dining room.

#### Dining Room

10'7 x 8'7 (3.23m x 2.62m)

Open plan dining room with UPVc double glazed window to the rear elevation. Well defined space for dining table and chairs. Ceiling light point. Radiator.





#### Utility Room

6' x 5'7 (1.83m x 1.70m)

Fitted with further wall and base units. Plumbing for washing machine. Concealed gas fired central heating combination boiler. Double glazed door to outside. Ceiling light point. Radiator.

#### FIRST FLOOR

##### Landing

Loft access. Ceiling light point. Built in storage cupboard with double doors.

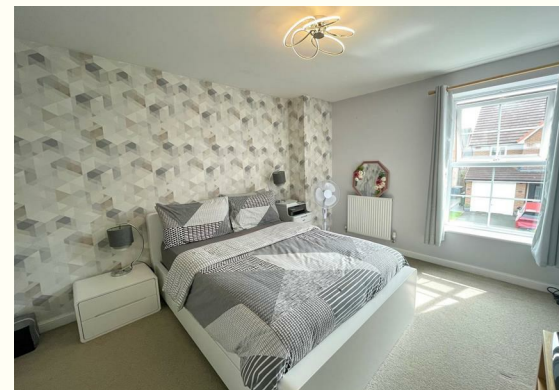
##### Bedroom One

12'5 x 11'7 (3.78m x 3.53m)

Fitted wardrobes. UPVc double glazed window to the front. Radiator. Ceiling light point. TV point.

##### En-Suite

Comprises fully tiled walk-in shower cubicle with mixer shower and sliding doors, WC and pedestal wash basin. Tiled surrounds. Ceramic tiled flooring. UPVc double glazed frosted window. Radiator. Electric shaver socket. Extractor fan.



##### Bedroom Two

14'2 x 10'7 (max) (4.32m x 3.23m (max))

UPVc double glazed window to the front. Built in wardrobe over the stairs. Radiator. Ceiling light point.

##### Bedroom Three

11'2 x 10'4 (max) (3.40m x 3.15m (max))

UPVc double glazed window to the rear. Radiator. Ceiling light point.

##### Bedroom Four

10'8 x 9'9 (3.25m x 2.97m)

UPVc double glazed window to the rear. Radiator. Ceiling light point.

#### Family Bathroom

Comprises panel bath with shower above, pedestal wash basin and WC. Tiled surrounds. Ceramic tiled flooring. Radiator. UPVc double glazed frosted window. Ceiling light point.

#### OUTSIDE

##### Front

There is a double width driveway providing off road parking. The front garden has flower bed and shrub boundaries. Flagged pathway leading to the front door. Gated access leads to the rear.

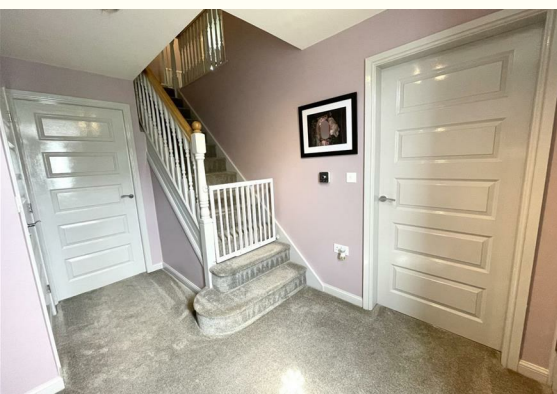
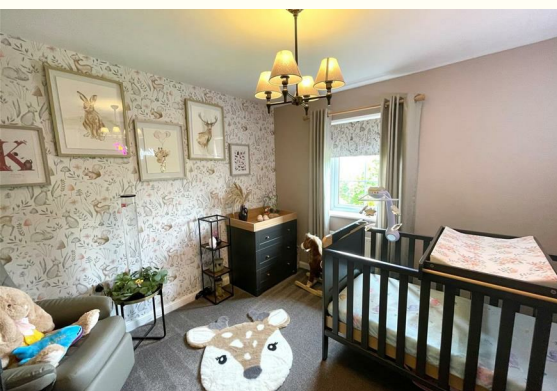
##### Attached Double Garage

17'8 x 17'7 (5.38m x 5.36m)

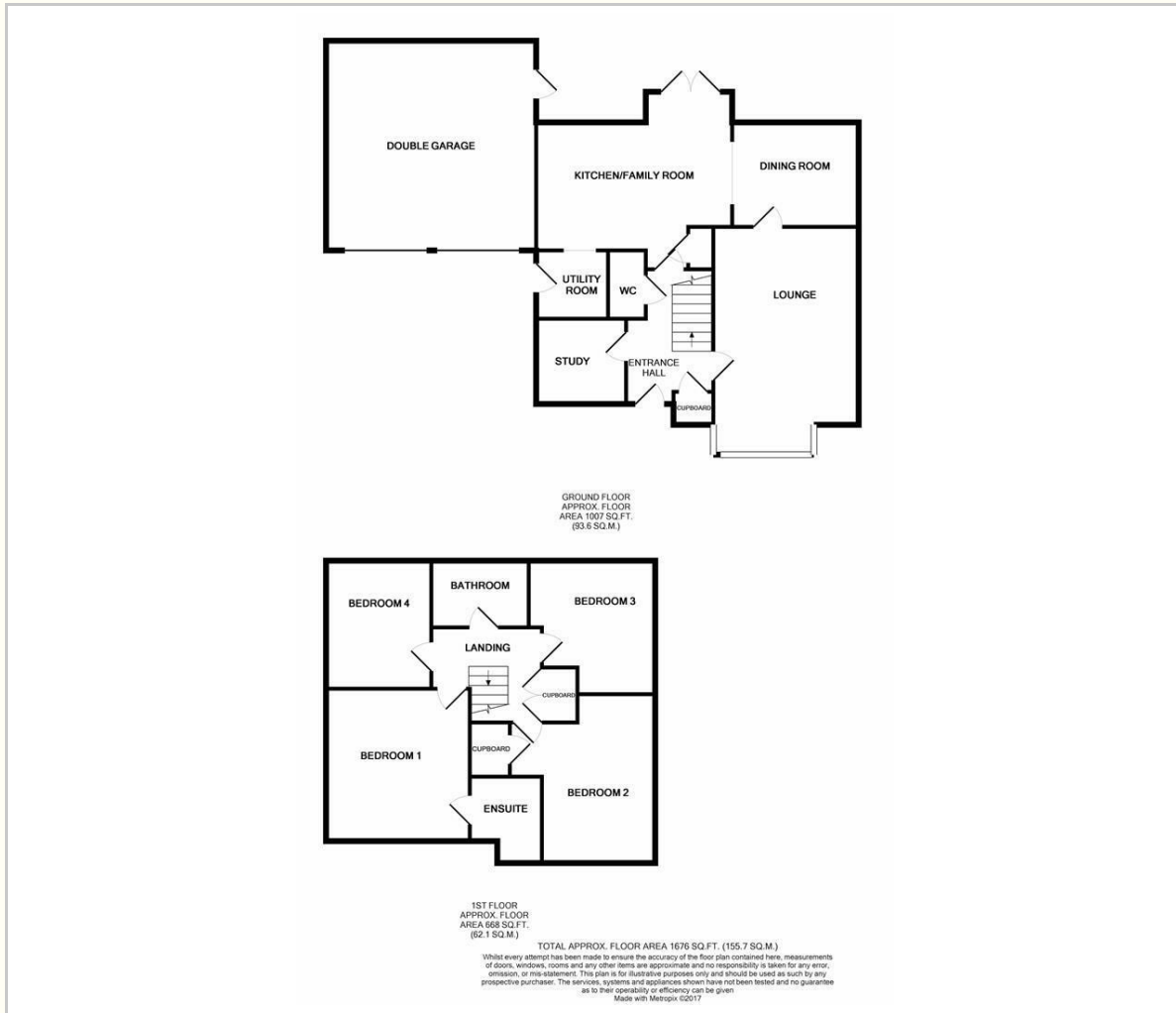
Two up and over doors to the front. Power and light. Space for further appliances. Door to the side.

##### Rear

The rear garden is laid mainly to lawn and enjoys a south facing direction and a high degree of privacy with fence boundaries, flagged patio and pathways. We understand this is one of the largest plots on the development and definitely benefits from not being directly overlooked.



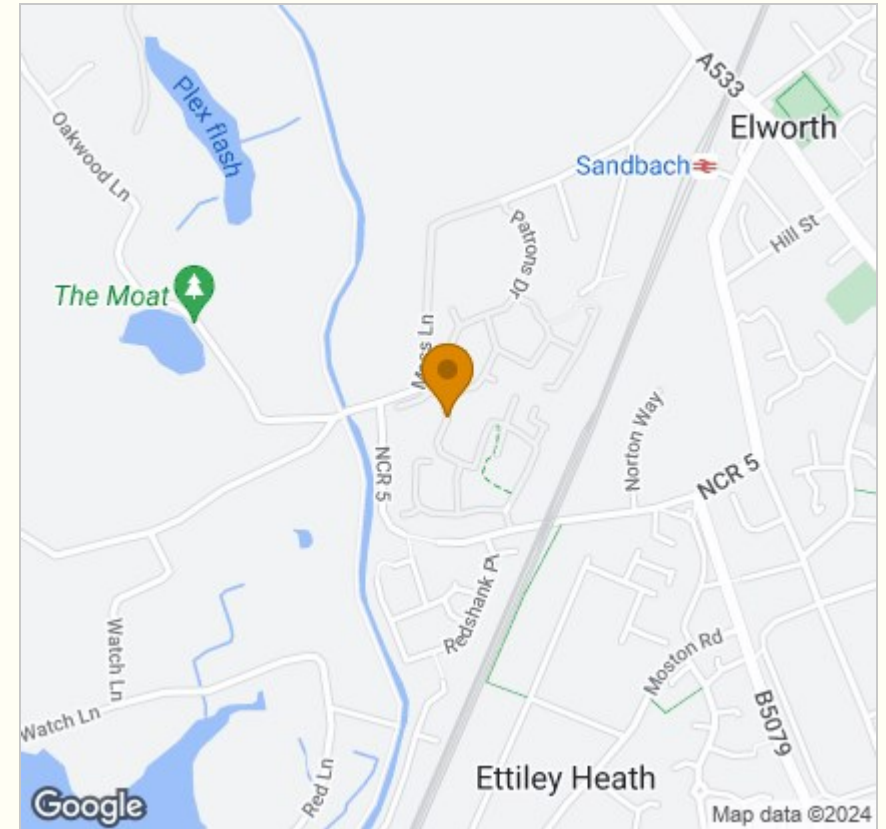
## Floor Plan



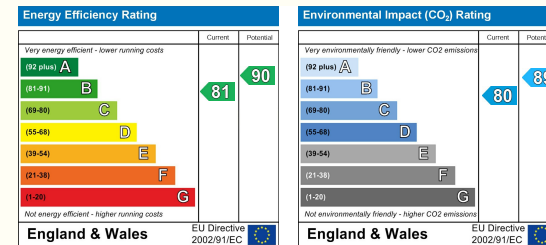
## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

38 High Street, Sandbach, CW11 1AN

T: 01270 763200 E: sandbach@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk