



8 Eaton Close

CW11 1HS

£525,000



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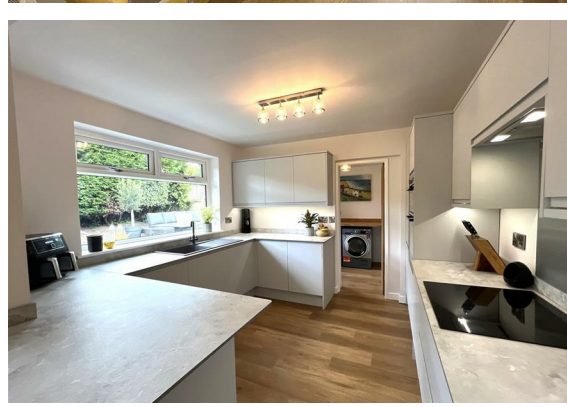
STEPHENSON BROWNE

Nestled into the head of a quiet cul-de-sac on the ever popular and highly sought after Tatton Drive estate, this versatile detached dormer bungalow has been completely renovated to a glorious standard by the current owners and offers the perfect opportunity to acquire a stunning home that is only a few minutes walk from the town centre and on the doorstep of all the desired amenities.

The residence opens with a spacious entrance hallway, providing access to all of the principal rooms and stairs to the first floor, with a ground floor WC immediately to the right hand side. Stunning open plan, thoroughly modern and high specification kitchen diner, complete with a comprehensive range of wall and base units with work surfaces over and integrated appliances, further to a separate utility room. Generously proportioned dual aspect lounge with feature log burner.

Bedroom One is located on the ground floor and also encompasses a luxury fitted three piece en-suite shower room. Three further bedrooms are found upstairs, two of which are well sized double rooms with the added bonus of eaves storage. Single room with skylight window, perfect as a bedroom, home office or dressing room. Three piece modern fitted family bathroom suite with shower over the bath and separate storage cupboard.

From the outside, the home is approached by a block paved driveway providing off road parking for several vehicles and access into the garage. Beautifully landscaped front garden complete with mature shrubs to the side providing boundary, further to a side access gate into the rear. The back garden is laid to a mixture of lawn and patio paving with gravel and a generous wooden decked area. All fully enclosed and enjoying an excellent degree of privacy.



Entrance Hallway

6'8" x 5'10"

Downstairs WC

6'11" x 2'7"

Lounge

18'6" x 11'1"

Dining Area

12'2" x 9'10"

Kitchen

10'7" x 10'6"

Utility Room

6'1" x 5'2"

Bedroom One

12'1" x 8'9"

Bedroom One En-Suite

7'0" x 6'4"

Bedroom Two

14'11" x 11'0"

Bedroom Three

14'0" x 10'0"

Bedroom Four

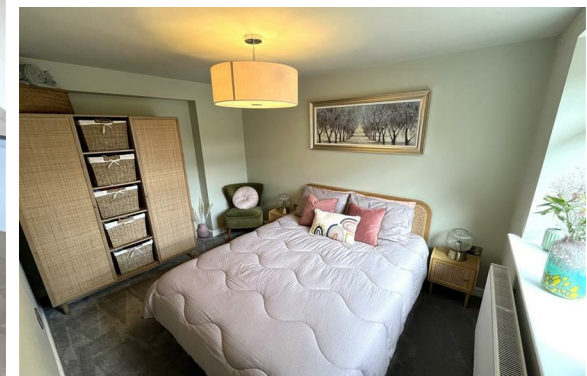
6'9" x 6'9"

Bathroom

7'9" x 6'0"

Garage

18'6" x 9'0"



- Modernised to a High Specification Throughout
- Premium Detached Dormer Bungalow
- Well Appointed and Versatile Accommodation
- Open Plan Kitchen Diner
- Generous Dual Aspect Lounge
- Four Spacious Bedrooms
- Driveway Parking and Integral Garage
- Fully Enclosed Private Rear Garden
- Walking Distance to Town Centre
- Quiet Sought After Cul-De-Sac





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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