



16 Boulton Close

CW11 4GH

£310,000



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STEPHENSON BROWNE

Nestled into a quiet cul-de-sac in the sought after locality of Malkins Bank, Sandbach, this detached four bedroom home boasts spacious accommodation and spectacular views across open fields to the rear aspect.

Opening with a separate entrance hallway that provides access into the lounge, kitchen and a separate under-stairs WC. Spaciously proportioned, dual aspect lounge diner with sliding doors leading into a pleasant rear aspect conservatory and separate access into the kitchen. The kitchen is fully fitted with a range of wall and base units with work surfaces over.

To the upstairs, the property hosts four bedrooms, two doubles and two singles. Generously sized principal bedroom on the rear elevation with superb views across open green fields. Further double room on the front aspect, together with a good single that also encompasses an over-stairs store cupboard and integrated wardrobe space. Modern fitted three piece shower room with rainfall shower head in glass screened cubicle.

Well presented front garden and ample driveway parking for multiple cars, further to a detached single garage. Generous back garden, well established with a plethora of mature plant life and shrubbery, laid mostly to lawn with a patio area, all fully enclosed by fenced borders.

No onwards chain.



Entrance Hallway

12'2" x 6'4"

Living Room

16'3" x 11'1"

Dining Area

11'4" x 9'2"

Conservatory

13'8" max x 9'10" max

Downstairs WC

5'10" x 2'9"

Landing

8'4" x 7'1"

Bedroom One

16'8" x 9'4"

Bedroom Two

11'1" x 8'5"

Bedroom Three

8'4" x 6'8"

Bedroom Four

8'4" x 5'11"

Bathroom

5'7" x 5'5"

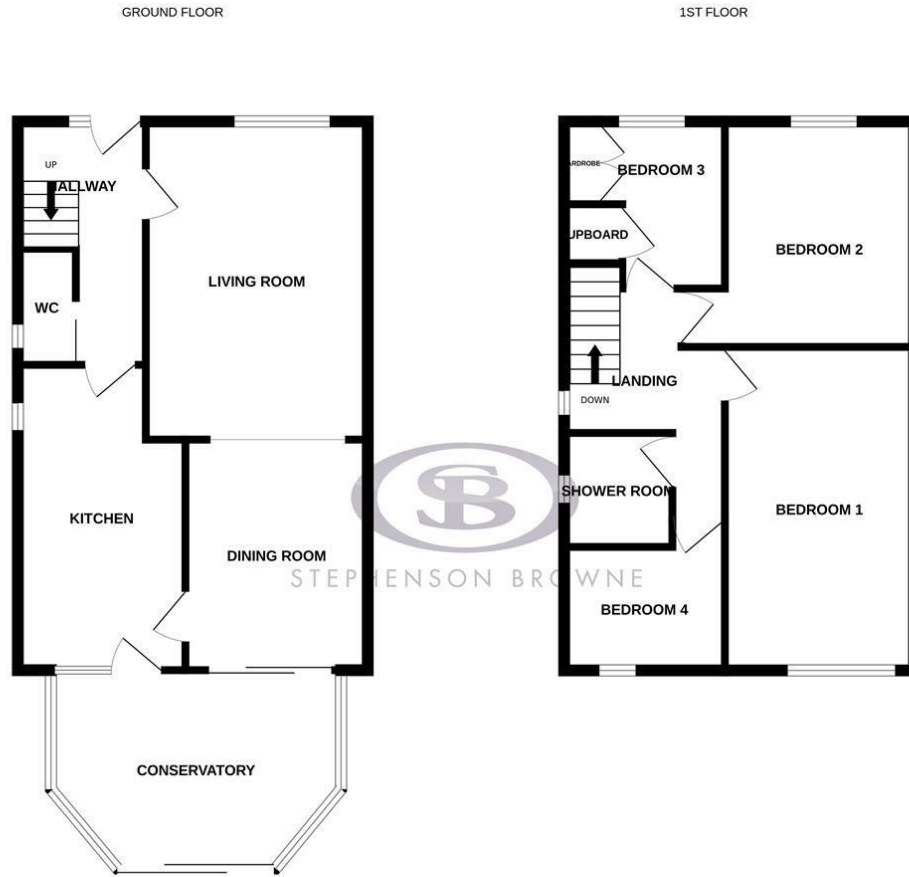


- Detached Residence
- Four Bedrooms
- Modern Fitted Shower Room
- Generous Open Plan Lounge Diner
- Spacious Conservatory
- Large Rear Garden
- Driveway Parking and Detached Garage
- Glorious Open Aspect Views
- Quiet Malkins Bank Cul-De-Sac
- No Onwards Vendor Chain





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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Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

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