



63 PATRONS DRIVE, ELWORTH, SANDBACH,
CHESHIRE, CW11 3AS

£475,000



STEPHENSON BROWNE

An impeccable detached four bedroom family residence, finished to the highest of standards throughout and complete with a supreme range of high quality fixtures and fittings. Adorned with tasteful and inviting decoration and colour schemes that create a homely atmosphere.

Centred with a welcoming entrance hallway that provides access to all of the principal rooms and stairs to the first floor, the home benefits from a generous front aspect lounge with bay window fronting, further to another separate reception room ideal as a snug, study or play room. Separate downstairs WC with further under-stairs storage.

The rear of the home is laid out in a stunning open plan fashion and is configured to hosts a spacious family living and dining kitchen. Fitted with a comprehensive range of high quality wall and base units with preparation surfaces over, integrated fridge freezer, oven and hob. Separate utility room with independent access to the side, also hosting a range of units and separate sink.

To the upstairs, there are four generously proportioned bedrooms, all of which are able to comfortably accommodate double beds and are fitted with integrated wardrobes. En-suite three piece shower room to the principal bedroom, together with two separate sets of fitted wardrobes. Four piece family bathroom with separate bath and shower cubicle.

Externally, the home is fronted by an extensive driveway parking for multiple vehicles, beautifully landscaped garden and access into a detached single garage with pitched roof, side access gate into rear garden. The back garden is a larger-than-average, true tranquil masterpiece, landscaped to the highest of standards with lawned garden, gravel and paving. The multi-purpose garden room offers light, power and fully decorated internals and is presently utilised as a cinema room. A plethora of mature shrubbery and plant life, including a small area complete with apple trees conclude this stunning garden.



Entrance Hallway

17'7" x 5'0"

Study

9'4" x 7'8"

Living Room

17'7" x 12'2"

Downstairs WC

5'1"

Family Breakfast Dining Kitchen

20'0" max x 14'2" max

Utility Room

5'1" x 4'3"

Landing

13'1" max x 10'7" max

Bedroom One

12'11" up to wardrobes 12'2"

Bedroom One En-Suite

7'2" x 4'6"

Bedroom Two

12'6" x 10'5"

Bedroom Three

13'4" x 9'4"

Bedroom Four

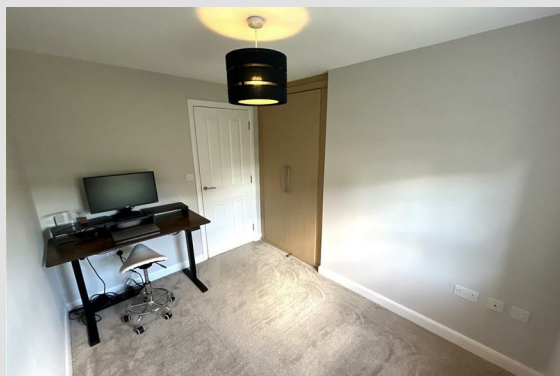
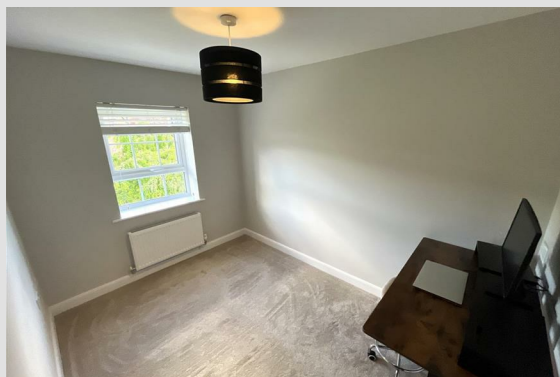
10'2" x 7'7" up to wardrobes

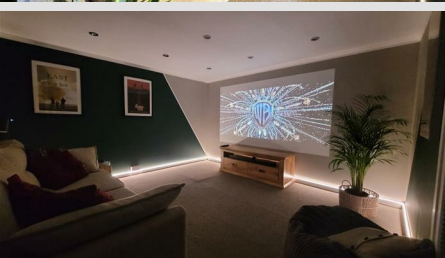
Bathroom

8'9" x 7'4"









Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			90	(92 plus) A			
(81-91) B		80		(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Viewing

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

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