



3 RADBROKE CLOSE, SANDBACH, CW11 1YT

£725,000



For sale with NO ONWARD CHAIN. A rare opportunity to acquire this established family home situated on a sought-after location within close walking distance to Sandbach Town Centre and all local amenities.

Internally, the property boasts a high specification kitchen with modern appliances, a separate utility room, multiple reception rooms for a variety of entertainment purposes, four great-sized double bedrooms, and two bathrooms. Externally, there is an extensive driveway, double garage, and an enclosed South-East facing rear garden.

An early viewing is highly advised to fully appreciate all of what this impressive home has to offer.



Lobby

11'8" x 9'10"

A grand, spacious and light entrance lobby with doors leading to a multitude of rooms and stairs leading to the first floor.

Kitchen Diner

24'0" x 14'8"

A vast range of wall and base units with Quartz worktops over. The island houses the induction hob with extractor over, as well as a further power supply. Space for barstools as a further entertainment area on one side of the island. There is space for a large fridge / freezer. Integrated dishwasher. Double electric oven. Instant boil tap. Bi-folding doors leading through to the Orangery, plus an external door leading to the side aspect.

Utility

8'9" x 6'6"

A range of wall and base units with worktops over. Space, plumbing, and vent for washing machine and tumble dryer. Stainless steel sink.



Living Room

21'1" x 13'1"

A large living room with wood burner and views through to both the front and rear aspect.

Orangery / Sun Room / Dining Room

22'7" x 13'1"

A large entertainment room, currently utilised as a dining room and sun room to lounge in. The roof was replaced five years ago. Double glazed throughout. Velux skylights. Central heating. Double doors leading onto the rear garden patio.



Cloakroom / WC

8'9" x 4'11"

Low level WC and hand wash basin. A large cloakroom with scope for implementing further storage or transforming to a further bathroom.



Landing

11'8" x 9'7"

A large landing area including a storage cupboard. Access to the partially boarded loft.

Bedroom One

14'8" x 14'5"

A large master suite with fitted wardrobes and door leading through to ensuite.

Bedroom One Ensuite

8'8" x 4'11"

A three-piece suite consisting walk-in power shower, low level WC and hand wash basin joined via vanity storage unit. A dual fuel radiator.

Bedroom Two

13'0" x 10'9"

A large double bedroom with fitted wardrobes.

Bedroom Three

13'0" x 9'10"

A double bedroom overlooking the front aspect.

Bedroom Four

10'9" x 8'6"

A double bedroom overlooking the rear aspect.

Bathroom

8'10" x 6'6"

A three-piece suite comprising a low level WC and hand wash basin vanity storage unit, and a bathtub with power shower over. A heated gas towel rail.

Garage

17'8" x 16'4"

A large double garage door, a door for access from the rear garden. The garage houses the combi boiler and a water supply. With boarded loft space, accessed by a fitted loft ladder and with light.



Externally

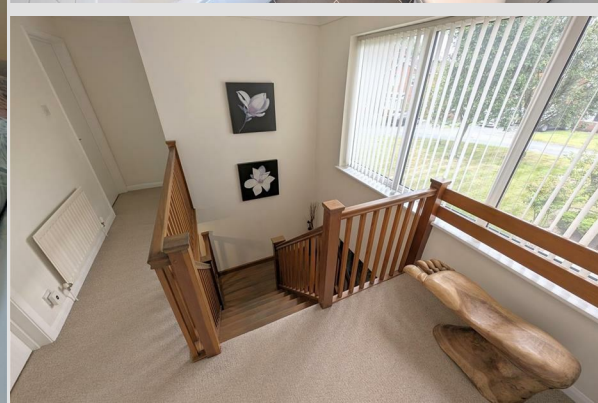
Driveway parking for multiple vehicles. A large and private South-East facing garden to the rear. An external power supply. The side aspect offers a sheltered porch area. Seating areas for sun catchments throughout the day. A range of mature trees and shrubbery to the front, side and rear. Gated side access.

Sandbach

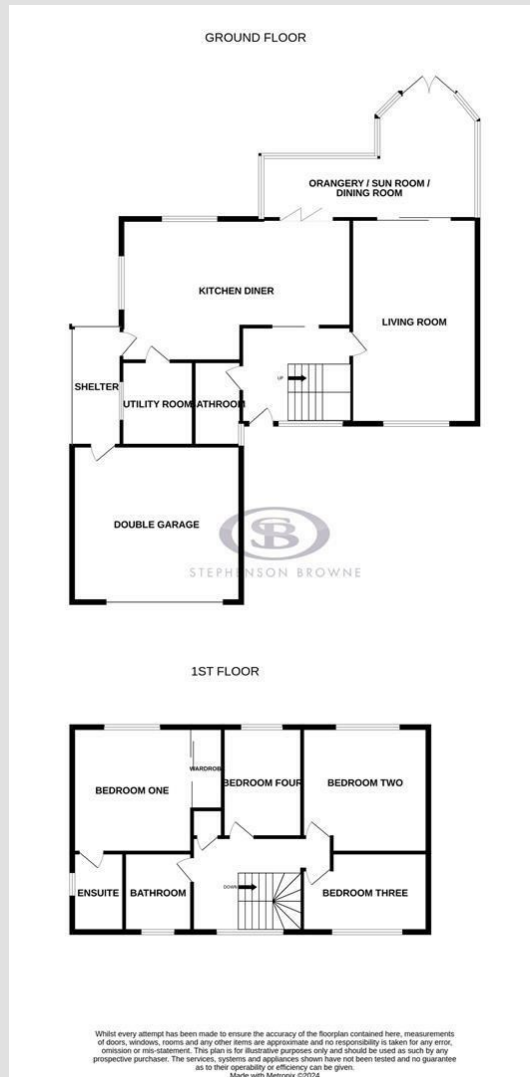
Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

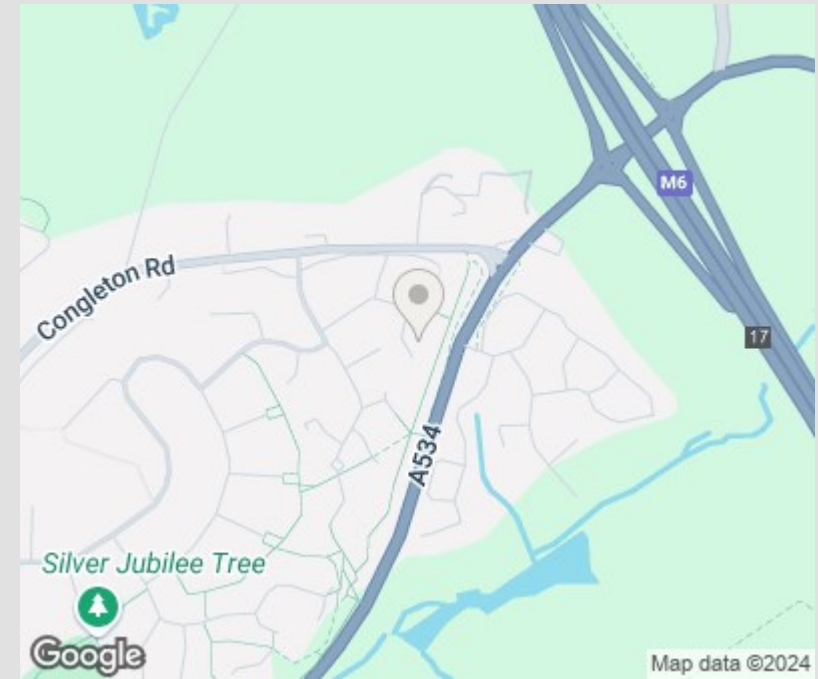




Floor Plan



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		

Viewing

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