



3 KESTREL WALK, SANDBACH, CW11 3JS

OFFERS OVER £400,000



STEPHENSON BROWNE

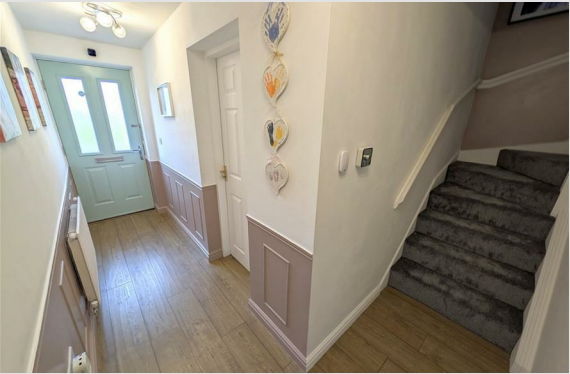


This large family home boasts five bedrooms across two floors with two ensuite's, a family bathroom, and a dressing room off the main bedroom on floor two. Located on a popular estate overlooking open green space to the front, with an enclosed low maintenance garden with pergola to the rear. An ideal home for a growing family seeking comfort and style.

As you enter the property you will be greeted by a pleasantly spacious hallway, with doors leading to the integral garage, living room, kitchen diner, WC, and stairs leading to the first floor. The large living room allows a safe space for the family to unwind. The modern open plan kitchen diner is an exceptional space for cooking, spending time with family, and for hosting guests. With French doors leading onto the extensive patio, protected from weather with thanks from the Pergola; ideal for hosting summer gatherings. The integral garage provides convenience and ease for daily comings and goings.

Upstairs, as well as the five bedrooms and three bath/shower rooms, there are multiple storage cupboards, including a long dressing room through from the main bedrooms, offering a private sanctuary after a long day. Externally, the presence of solar panels and an EV charging point not only adds a modern touch but also contributes to a sustainable lifestyle.

Don't miss the opportunity to make this house your home, where every corner is filled with potential and possibilities. Book a viewing today and step into the future of comfortable living in the heart of Sandbach.





**Living Room**  
14'3" x 11'7"

**Kitchen Diner**  
24'3" x 10'5"

A range of wall and base units with worktops over. Integral washing machine and dishwasher, four ring gas hob, electric oven. Space for fridge / freezer and dining table.

**WC**  
6'6" x 2'11"

**Bedroom One**  
15'4" x 15'4"

**Bedroom One Ensuite**  
8'0" x 5'11"

**Dressing Room**  
8'8" x 3'8"

**Bedroom Two**  
12'9" x 12'8"

**Bedroom Two Ensuite**  
6'2" x 6'2"

**Bedroom Three**  
11'7" x 8'11"

**Bedroom Four**  
9'7" x 8'6"

**Bedroom Five**  
8'9" x 8'7"

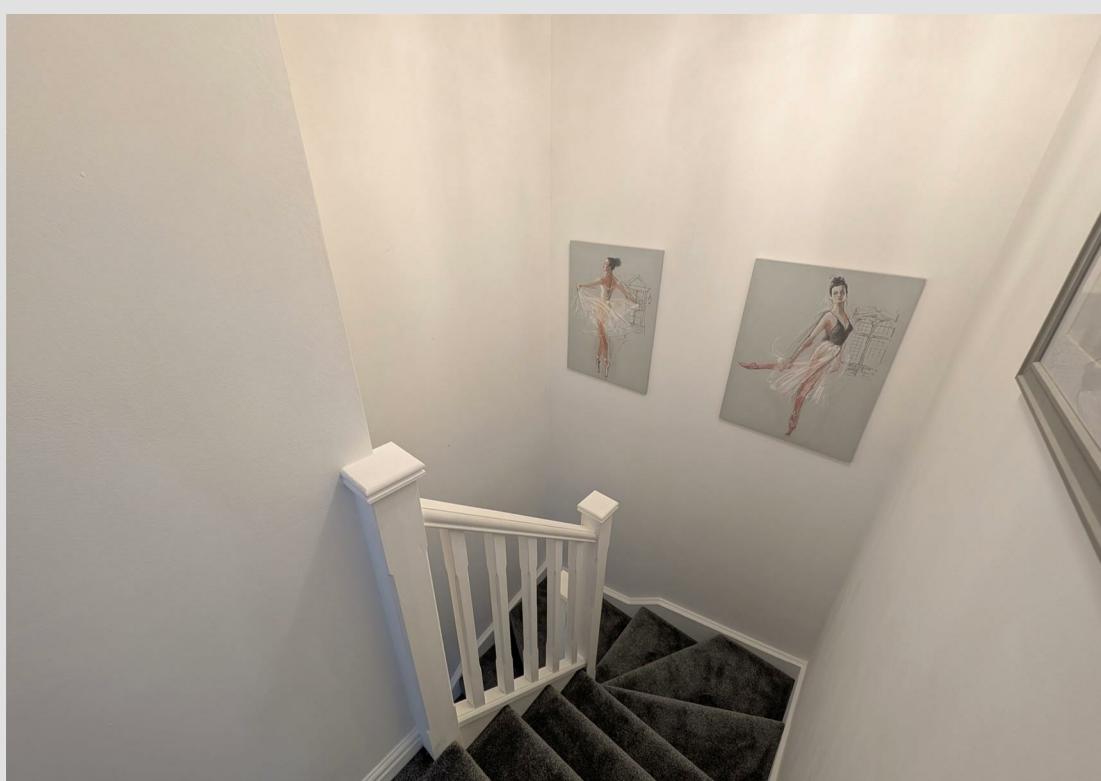
**Family Bathroom**  
8'9" x 6'2"

**Garage**  
16'4" x 8'4"

**General Notes**  
Combi Boiler - 7 years old  
Pergola with external heaters and power sockets  
Loft Boarded  
Solar Panels - owned, pays the summer bills  
EV Charging Point







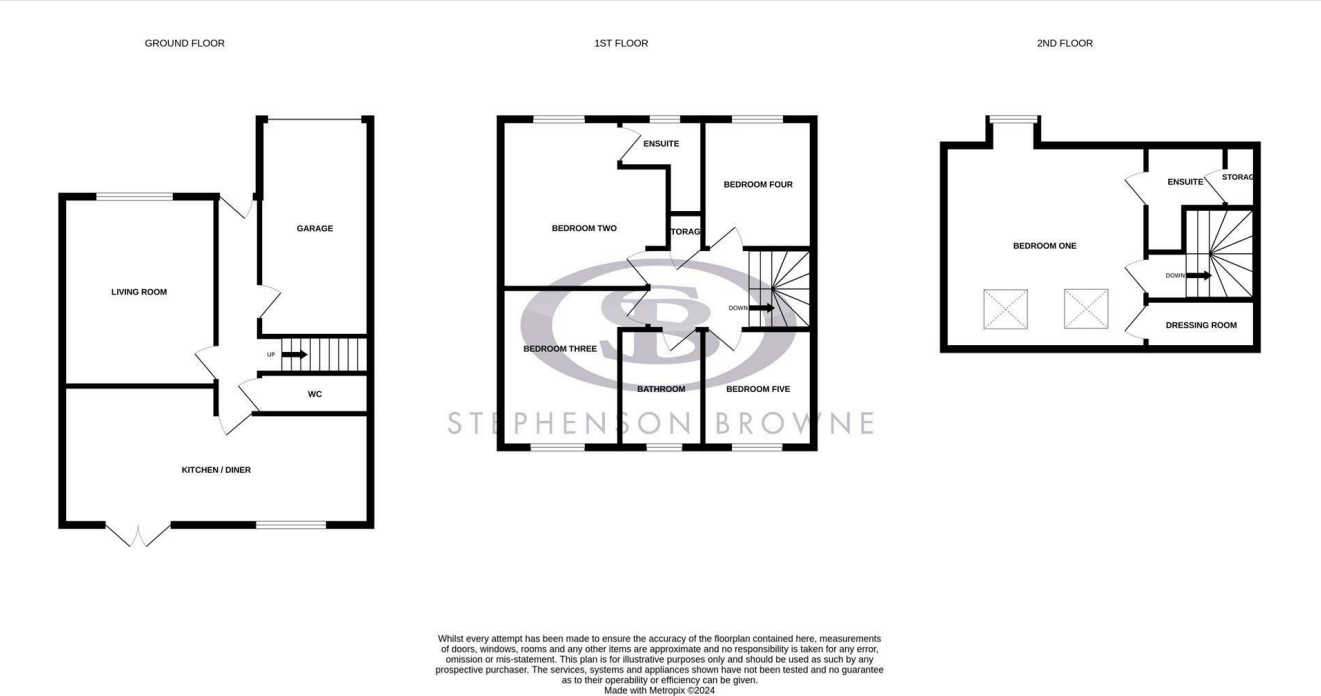




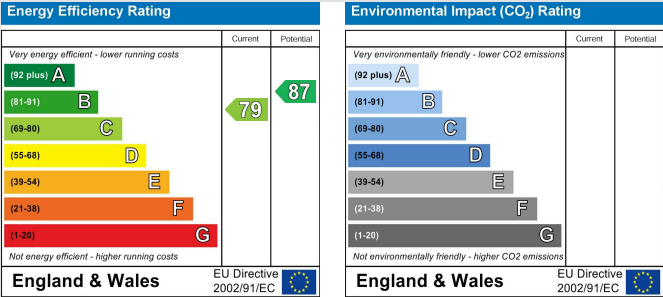




Floor Plan



Area Map



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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