



AVALON SCHOOL LANE, WARMINGHAM,
SANDBACH, CW11 3QN

ASKING PRICE £550,000



STEPHENSON BROWNE

A large semi-detached family home reaping all the benefits of a detached! Situated on School Lane, within the highly desirable village of Warmingham, surrounded by open countryside. Conveniently close to a popular primary school, making it an ideal location for families with young children. The large driveway, garden, detached garage, and versatile home office/gym/garden room offering plenty of outdoor space and storage options.

Boasting three reception rooms, four bedrooms, and two bathrooms, providing ample space for comfortable living. The highlight of this property is the ultra-modern kitchen diner, perfect for hosting family gatherings and entertaining guests. Bedroom one is a luxurious retreat with its own ensuite and a large dressing room, providing a touch of elegance and privacy. There is further scope for development, extension, and ample internal areas for reconfiguration to suit anyone's requirements.

Don't miss the opportunity to make this extremely large and spacious family home your own. With its convenient location, modern amenities, and ample living space, this property in Warmingham is truly a gem waiting to be discovered.



Ground Floor

Entrance Hallway

Large cloakroom offering ample storage, with automatic lights.

Kitchen Diner / Living Area

19'8" x 10'9"
With underfloor heating. A range of wall and base units with Quartz worktops over. An island with power, housing an electric hob (gas piping installed) with extractor hood above. Integrated fridge, wine fridge, bean to cup fresh coffee machine, pantry larders. There is a double oven with grill and microwave. Integrated dishwasher and double bin storage. Sink with instant boil tap.

Living Room

13'10" x 16'1"
Wood burner with stone mantle. French windows leading onto rear patio.

Dining / Snug Room

9'10" x 10'1"

Family Room

9'10" x 10'11"

Utility Room

18'8" x 5'2"
Space, plumbing and vent for washing machine and tumble dryer. A range of base units with worktop over. Space for additional fridge and freezer. Stainless steel sink.

WC

4'5" x 2'7"
Understairs WC.

First Floor

Bedroom One

12'11" x 11'10"
With storage, dressing room and ensuite.

Ensuite

7'11" x 6'1"
With underfloor heating.



Dressing Room

7'10" x 12'9"

Offering vast storage and privacy for bedroom one.

Bedroom Two

13'0" x 10'10"

Fronted bay window. Door leading to Jack & Jill ensuite. Double Bedroom.

Jack & Jill Bathroom / Ensuite

10'9" x 8'8"

A grand bathroom, with scope to be divided into two.

Bedroom Three

10'2" x 10'1"

Fronted bay window. Double Bedroom.

Bedroom Four

11'6" x 10'2"

Double Bedroom.

Home Office / Gym / Garden Room

22'3" x 12'9"

Two rooms, with kitchenette and WC. With underfloor heating.

Garage

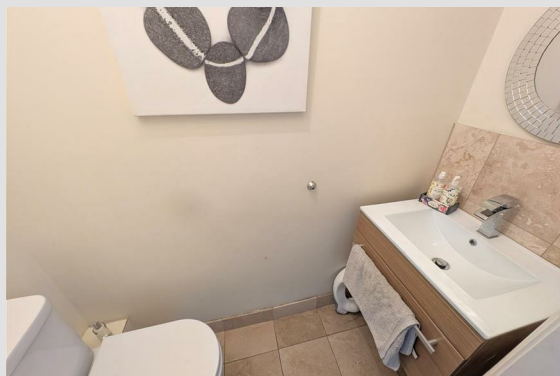
9'10" x 19'8"

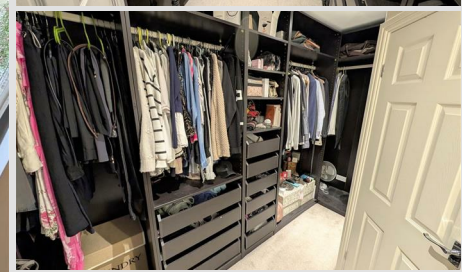
Detached garage offering additional external storage.

General Notes

Fitted blinds. Ability to extend, subject to necessary permissions. Land at the rear is owned by Warmingham Church. Gas tank located in the rear garden. The loft is half boarded, with power and light. Combi boiler.





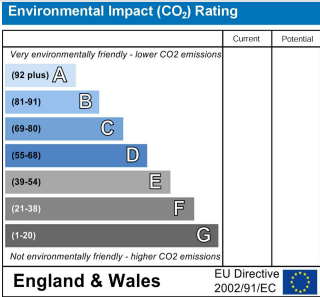
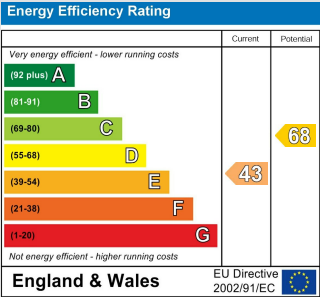


Floor Plan



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



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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