



22 Paddock Road

CW11 3SN

Offers In Excess Of £489,000



4



2



1



B



STEPHENSON BROWNE

Welcome to Paddock Road, a stunning modern detached family home offering the perfect blend of comfort, convenience, and style. With no onward chain, this property is ready for you to move straight in without delay, so you can start enjoying the best of what it has to offer.

Set back from the road, this home boasts a spacious and light-filled open-plan kitchen, dining, and living area — ideal for family gatherings or entertaining friends. The kitchen is a chef's dream, featuring sleek granite worktops and integrated appliances, combining both elegance and practicality. Storage is plentiful throughout, with built-in wardrobes and cupboards providing ample space for all your belongings.

The property includes four generously-sized bedrooms, making it perfect for family life or those needing extra space for a home office or dressing room. The principal bedroom enjoys the luxury of an ensuite, while the well-appointed family bathroom serves the remaining rooms. A convenient downstairs WC adds to the home's practical layout.

Outside, the property continues to impress, with a detached garage, driveway parking, and an electric vehicle charging point — perfect for modern living. The west-facing rear garden is an oasis of peace, ideal for relaxing in the afternoon sun or hosting summer BBQs.

Location couldn't be better — the home is within walking distance of Sandbach train station, making commuting to surrounding cities like Manchester and Crewe a breeze. The area is also well-served by excellent local schools, making it a fantastic choice for families. Sandbach town centre, with its vibrant amenities, is just a short stroll away, adding even more convenience to this already exceptional location.

This is a rare opportunity to acquire a fantastic family home in a highly sought-after area. With no onward chain, great local schools, and superb transport links, this property is a must-see! Don't miss your chance to make it yours.



Entrance Hall

Living Room

16'7" x 11'11"

Dual aspect windows with venetian blinds to both.

Kitchen / Dining / Living Area

25'2" x 13'1"

French windows and dual aspect windows. A range of wall, base and tower units with Granite work top surfaces. Integrated double oven and grill, fridge / freezer, and dishwasher. Four ring gas hob with extractor above. Understairs storage cupboard.

Utility Room

6'8" x 5'9"

Combi boiler. Base units with Granite work surface over. Deep sink. Space and plumbing for a washing machine and tumble dryer.

WC

5'9" x 4'2"

Comprising low level WC, hand wash basin. Venetian blind.

Landing

Bedroom One

14'1" x 14'0"

A large principal bedroom. Window to the front aspect with blinds. Fitted wardrobes.

Ensuite

8'5" x 4'1"

Suite comprising walk-in shower, low level WC and hand wash basin. Window with venetian blinds.

Bedroom Two

13'4" x 10'10"

A large double bedroom with window to front with venetian blinds. Fitted wardrobes.

Bedroom Three

11'1" x 9'9"

Window to rear with venetian blinds.

Bedroom Four

9'1" x 7'6"

Window to rear with venetian blinds.

Bathroom

10'10" x 5'10"

Comprising bathtub with shower over, hand wash basin and low level WC. Venetian blind. Fitted storage cupboard.



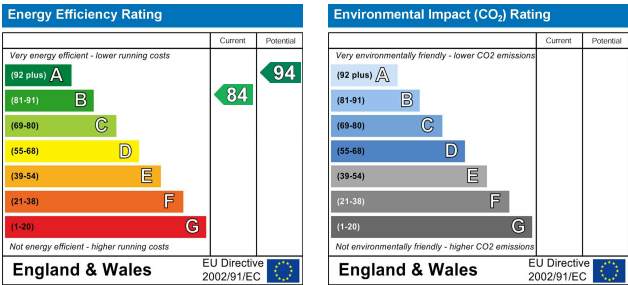
- No Onward Chain
- Walking Distance to Sandbach Town Centre and Schools
- Open Plan Kitchen / Dining / Living with Integrated Appliances & Granite Worktops
- Separate Living Room
- Two Bedrooms with Fitted Wardrobes
- Family Bathroom & Ensuite Shower Room
- Detached Single Garage
- EV Charging Point
- Enclosed & Private West-Facing Rear Garden
- Family Location





Floor Plan

Area Map



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.
Made with Metropix ©2025

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