



**12 Barlow Way**

CW11 1PB

**Offers Over £520,000**



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STEPHENSON BROWNE

An executive, four bedroom detached family home with many notable features, found on an incredibly desirable estate.

A superbly presented four bedroomed detached executive style house, located on one of the most sought after developments in town.

The property provides generous and well proportioned accommodation comprising: entrance hall, cloakroom, lounge with box bay window, study, sitting room leading to the conservatory with double doors into the garden and the cloakroom. The modernised contemporary style kitchen boasts integrated appliances and Quartz work-surfaces, and leads to the utility room. Upon the first floor there are four bedrooms, three of which are doubles, family bathroom and an en-suite to the master bedroom.

Externally, at the front is the driveway and access to the partially converted garage and at the rear is a lovely maintained garden with Indian stone patio areas and overlooking fields.

To truly appreciate everything this property has to offer we would advise a viewing of this lovely home.



**Lounge**

18'5" x 12'7" into the bay  
Gas fire with wooden surround and marble heart.

**Dining Kitchen**

12'10" x 12'7" to the maximum  
A good range of cream shaker wall and base units with quartz work-surface over, inset under-mount double stainless steel sink with mixer tap, integrated dishwasher, integrated fridge/freezer, integrated refuse bins, five ring gas hob with extractor fan over, integrated microwave, integrated oven, tiled surround, grey panel wall mounted radiator, UPVC double glazed window to the rear elevation and door leading out to the garden, smoke alarm, wood effect laminate flooring, pantry.

**Utility Room**

7'6" x 10'4"  
Cream shaker base units continued with quartz work-surface, inset round stainless steel sink unit with mixer tap, integrated freezer, space and plumbing for washing machine and tumble dryer, white ladder style radiator, two Velux skylights, spotlighting, wood effect laminate flooring, UPVC double glazed door leading out to the side.

**Sitting Room**

10'10" x 9'11"

**Conservatory**

15'0" x 10'6"

**Study**

6'11" x 6'11"

**Cloakroom**

2'9" x 7'0"  
Low level WC, wash hand basin with mixer tap into vanity storage, chrome ladder style radiator, partly tiled walls, tiled effect vinyl flooring, UPVC double glazed frosted window to the rear elevation, spotlighting.

**Landing**

Storage cupboard.

**Bedroom One**

12'3" x 13'10"  
UPVC double glazed window to the front elevation, ceiling light point, radiator, fitted wardrobes.

**En-Suite**

11'0" x 5'7"  
Low level WC, wall hung wash hand basin with mixer tap, tiled bath, corner shower enclosure with vinyl shower panels and mixer/waterfall shower over, tiled flooring, tiled walls, UPVC double glazed frosted window to the side elevation, spotlighting.

**Bedroom Two**

13'7" x 10'2"  
UPVC double glazed window to the rear elevation, ceiling light point, radiator.

**Bedroom Three**

10'0" x 8'10"  
UPVC double glazed window to the rear elevation, ceiling light point, radiator.

**Bedroom Four**

9'11" x 8'4"  
UPVC double glazed window to the rear elevation, ceiling light point, radiator, smoke alarm, storage cupboard.

**Bathroom**

10'10" x 6'5"  
WC and wash hand basin inset into vanity storage unit, open shower tray with electric shower over, tiled walls, vinyl flooring, radiator, spotlighting, UPVC double glazed window to the front elevation.

**External**

Shaped lawn area, tarmac driveway, two wall lights. To the rear, Two Indian stone patio areas, lawn area, summer house, fence and hedge boundaries.

**Garage**

Electric roller door, power and lighting.

**AML Disclosure**



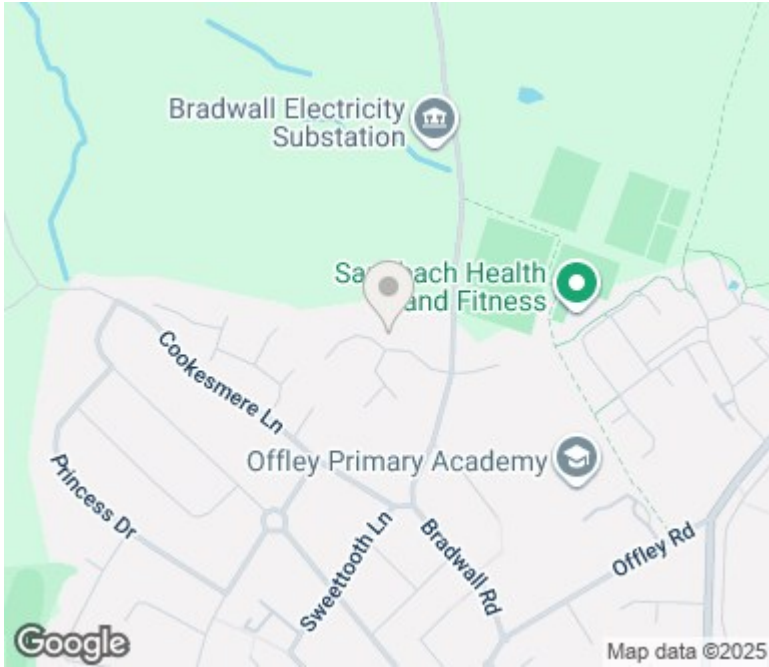
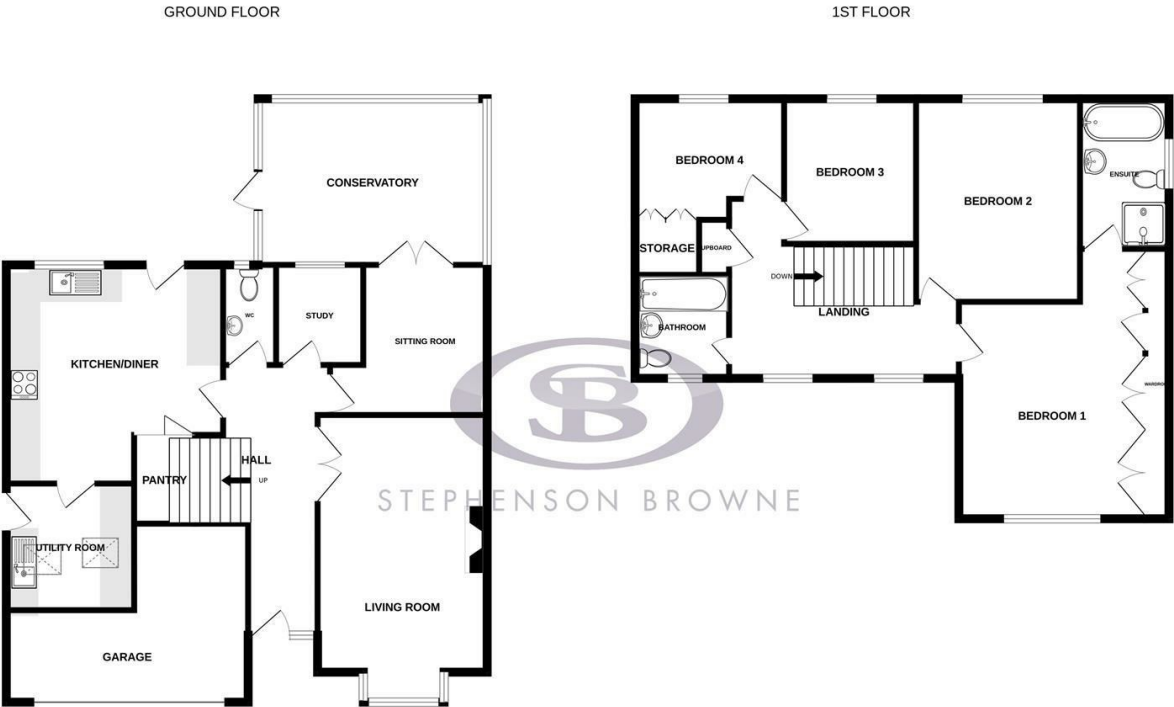
- EXECUTIVE FAMILY HOME
- DESIRABLE ESTATE
- OVERLOOKING FIELDS
- THREE RECEPTION ROOMS
- LARGE CONSERVATORY
- HIGH SPECIFICATION KITCHEN
- PRIVATE REAR GARDEN
- FOUR BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- CALL NOW TO ARRANGE YOUR VIEWING



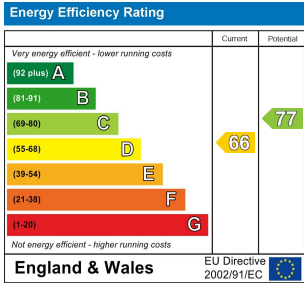


Floor Plan

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.  
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Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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