



1 Eaton Close

CW11 1HS

Guide Price £625,000



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STEPHENSON BROWNE

No Onward Chain - Eaton Close accommodates this exceptional and far from ordinary, true detached bungalow, located in one of the most desirable areas of Sandbach, and within walking distance to the town centre and highly regarded schools. Offering a unique blend of modern living and comfort. With three well-proportioned bedrooms and a stylish bathroom and ensuite, this family-sized home is perfect for those seeking luxury, space and convenience.

The property has undergone a meticulous full re-build (under building control to current regulations) and extended past its original footprint to create a contemporary living environment at a high specification. The heart of the home is a stunning 46 square metre kitchen, dining, and living area, featuring a striking glass lantern roof that floods the space with natural light plus windows from two other aspects. This open-plan design is ideal for both entertaining and everyday family life.

The bungalow boasts a large driveway that accommodates many vehicles, ensuring ample parking for residents and guests alike. To the rear, you will find a private and enclosed garden, providing a tranquil outdoor space for relaxation and recreation.

Additional features include a complete rewiring, a new heating system with modern radiators, and stylish anthracite uPVC double-glazed windows and doors throughout, enhancing both energy efficiency and aesthetic appeal.



Entrance Hall

25'3" x 5'0"

An extensive entryway with Velux skylight above and storage cupboard.

Living Room

19'5" x 13'0"

A large double-windowed reception room with entertainment / media wall.

Kitchen Dining / Living Room

24'9" x 19'3"

A range of wall, base and tall units with Quartz effect work surfaces. An island with cupboards and drawers, space for four barstools, rising plug socket / USB charging point. Integrated fridge freezer and dishwasher. Electric oven and grill. Induction hob with extraction hood above. A one and a half ceramic sink. Space for a large dining table and entertainment / living area. Glass lantern roof and doors leading to the patio and garden.

Utility

7'10" x 5'10"

Base units with Quartz effect work surface above. Space and plumbing for a washing machine and tumble dryer or under counter fridge. Boiler location.

Bedroom One

23'6" x 11'9"

An impressive principal bedroom with double aspect windows and its own ensuite.

Ensuite

8'2" x 4'11"

Roca WC, a wall-hung vanity sink unit, walk-in enclosure with rainfall mixer shower. Heated towel rail.

Bedroom Two

11'8" x 11'7"

A great-sized double bedroom overlooking the front aspect.

Bedroom Three

11'9" x 10'10"

A third double bedroom overlooking the side aspect.

Bathroom

10'9" x 5'10"

A four-piece suite comprising walk-in enclosure with rainfall mixer shower, a Roca WC, a wall-hung vanity sink unit, and bathtub with central tap. Heated towel rail. Velux skylight.

General Notes

Loft with light.

New Glow Worm combi boiler located in the utility.

Newly installed anthracite uPVC double-glazed windows & doors.

New carpets and LVT flooring throughout.

New central heating system and radiators.

Rewired.

Oak doors internally.

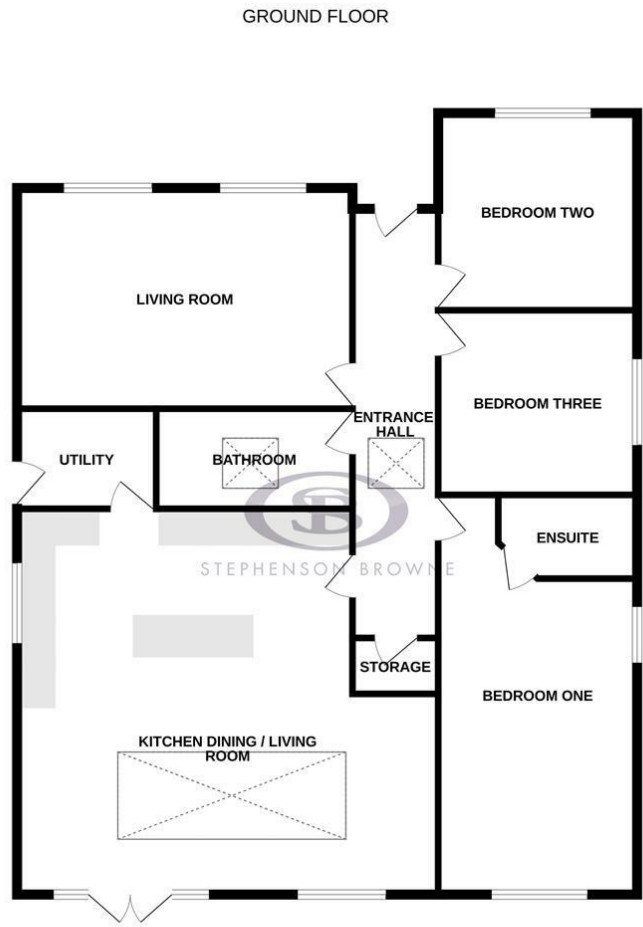


- No Onward Chain
- Kitchen & Separate Utility
- Glass Roof Lantern & Two Skylights
- 46 Sq Metre Kitchen / Dining / Living Room
- Complete New Build Development
- Rewired & New Heating System
- Enclosed & Private Rear Garden
- Driveway
- Walking Distance to Sandbach Town Centre & Schools
- High Specification Suites



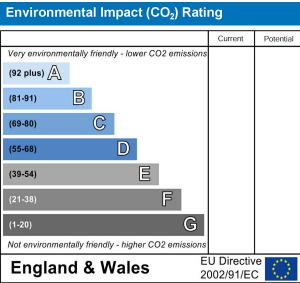
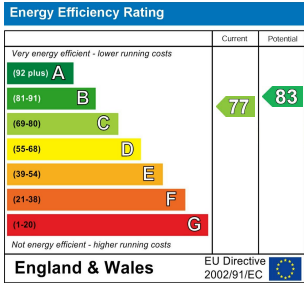


Floor Plan



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 is given 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 would like to arrange a viewing appointment or require any further information.

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