



2 ALDERLEY CLOSE, SANDBACH, CHESHIRE,
CW11 1YX

OFFERS IN THE REGION OF £650,000



STEPHENSON BROWNE

Situated on arguably the most sought after development in Sandbach is this stunning five bedroom detached family home which has been extended and updated to the highest of standards with immaculate and spacious accommodation.



Agents Remarks

We here at Stephenson Browne are delighted to present this fantastic detached five bedroom family home situated in a quiet cul-de-sac. Featuring stunning extended accommodation and the highest quality fixtures and fittings.

Briefly comprising of; oak doors throughout, a separate lounge, a large open plan modern kitchen/diner/living area with the kitchen featuring integral appliances and breakfast bar, an 'in demand' private office or study room, five good size bedrooms with the master bedroom benefiting from fitted wardrobes, and two bedrooms having en-suites, and a separate family bathroom boasting an elegant freestanding bath.

To the front of this beautiful home is a large tarmac driveway, providing off road parking for a number of vehicles, and to the rear you will find a large garden with a stunning ceramic patio featuring inset lighting and a fantastic BBQ ,the ideal place to entertain family and friends. the garden also benefits from a large lawned area. With it being a corner plot, the garden lawn and patio area at some point will always have the sunshine!

Positioned in a great location, within walking distance to the town centre of Sandbach, an early viewing is recommended!

ACCOMODATION

Entrance Hall

Composite front door, UPVC double glazed window to the side elevation, spotlighting, radiator, understairs storage, 5g laminate flooring.

Lounge

14'11" x 11'11"
UPVC double glazed window to the front elevation, two ceiling light points, radiator, TV point, ornamental fire, oak door.



Kitchen

14'5" x 10'8"
Fitted with a good range of base units with minerva work surfaces over, two Bosch integrated ovens, five ring gas Bosch hob with Hotpoint extractor fan over, glass splash back, inset composite sink with mixer tap, Insinkerator hot water tap, integrated Hoover dishwasher, integrated Indesit fridge freezer, wooden breakfast bar, spotlighting, radiator, 5g laminate flooring, two UPVC double glazed windows to the rear elevation overlooking the garden, UPVC double glazed doors leading out into the garden. Open into:

Open plan Dining/Family Room

23'7" x 13'0"
Two UPVC double glazed window to each side elevation, sliding UPVC doors leading out to the garden, radiators, TV point, two ceiling light points, 5g laminate flooring.

Cloakroom

3'1"x 5'0"
Low level WC, vanity sink unit with storage underneath and mixer tap, ceiling light point, extractor fan, chrome ladder style radiator, 5g laminate flooring.

Utility

13'2" x 6'4"
Good range of base units with granite work surface over, space and plumbing for washing machine and tumble dryer, Hotpoint fridge/freezer, inset stainless steel sink with mixer tap, tall larder units housing the boiler and breakfast bar, radiator, ceiling light point, extractor fan, 5g laminate floor and UPVC double glazed window to the rear elevation and UPVC double glazed door.

Study

9'10" x 8'4"
UPVC double glazed window to the front elevation, spotlighting, radiator, 5g laminate floor.

FIRST FLOOR

Landing

Two ceiling light points, two smoke alarms, loft access which has a ladder and partial boarding, oak doors leading to all bedrooms.

Bedroom One

17'8" x 8'10" to the max
UPVC double glazed window to the front elevation, ceiling light point, radiator, a good range of fitted wardrobes with hanging and shelving space, TV point.



En-Suite

8'9" x 5'9"

Fully tiled walls, fully tiled shower enclosure with waterfall shower head and shower head attachment, pedestal hand wash basin, low level WC, ceiling light point, tiled flooring, UPVC double glazed frosted window to the rear elevation, chrome ladder style radiator.

Bedroom Two

14'2" x 9'10"

UPVC double glazed window to the front elevation, spotlighting, radiator, access to the loft space.

En-Suite

9'9" x 6'6"

Partly tiled walls, large fully tiled shower enclosure with waterfall shower head and shower head attachment, vanity hand wash basin with storage below and waterfall mixer tap, low level WC, tiled flooring, shaver point, chrome ladder style radiator, extractor fan, UPVC double glazed frosted window to the rear elevation.

Bedroom Three

11'1" x 10'10"

UPVC double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Four

10'7" x 9'5"

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

Bedroom Five

7'8" x 9'2"

UPVC double glazed window to the front elevation, ceiling light point, radiator.

Family Bathroom

Fully tiled walls, freestanding bath, pedestal hand wash basin, low level WC, ceiling light point, tile effect vinyl flooring, UPVC double glazed frosted window to the front elevation, chrome ladder style radiator.

OUTSIDE

Front

Large tarmac driveway providing ample parking for several vehicles, electric car charger.

Rear

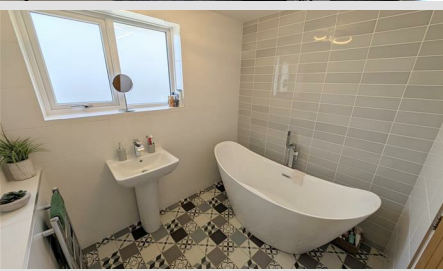
Good size corner garden, laid to lawn with fence and hedge boundaries, large patio, planter with downlighting, hard standing for shed.

Garage

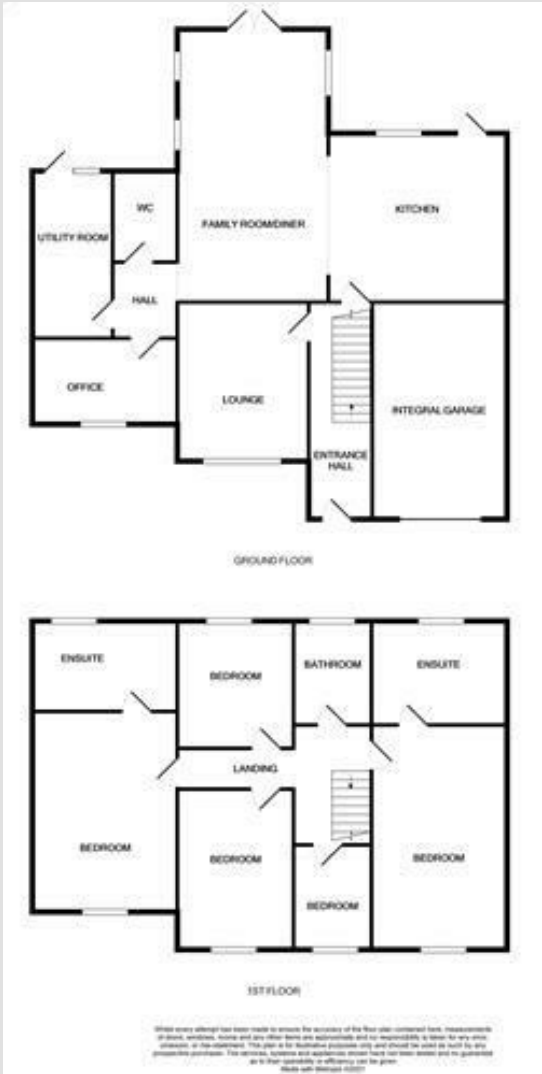
8'3" x 16'4"

Electric garage door, power and lighting.

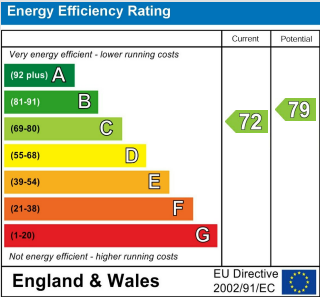
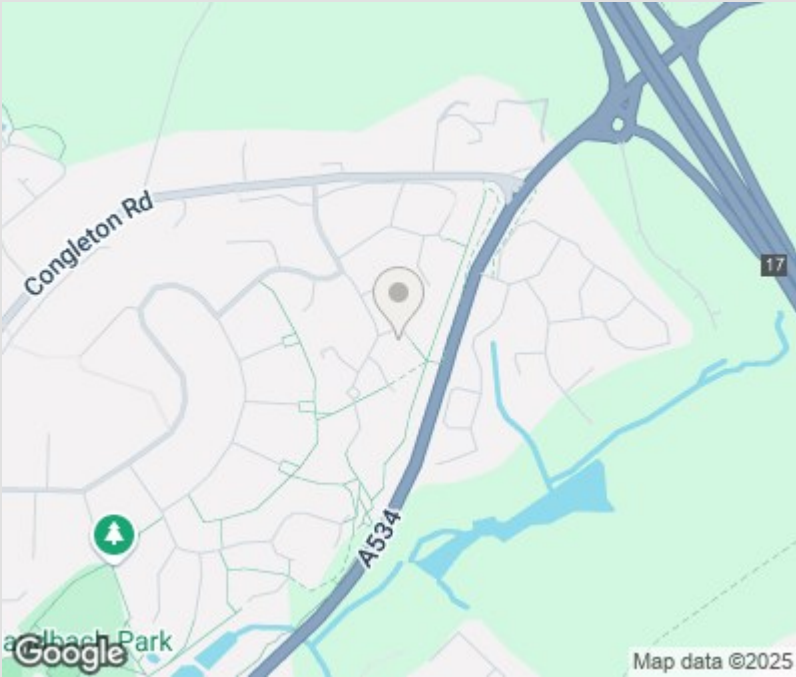




Floor Plan



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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