



3 OAKES CLOSE, SANDBACH, CW11 4DB

OFFERS IN THE REGION OF £325,000



STEPHENSON BROWNE

A three bedroom, detached home that has been finished to the highest of standards and within walking distance of Sandbach Town Centre. This fantastic family home set within a cul de sac was constructed in 2018 by Morris Homes and is well situated to access all the amenities that Sandbach has to offer, with nearby transport and train links.

A traditional style mixed with a contemporary interior, this property has generous living space. The integral garage has been previously converted to create a further reception room. An open and welcoming lounge leads through to the kitchen and dining area, with French doors overlooking the larger than average, private, rear garden. The kitchen accommodates a separate sectional utility area, making everyday errands a convenient breeze. On the first floor, a main bedroom with fitted wardrobes and en-suite is partnered with two further generous sized bedrooms rooms and a family bathroom.

Externally, there is ample driveway parking with an EV charging point. To the rear, the garden boasts a patio and separate decking area ideal for hosting gatherings or simply bathing in the sun.



### Entrance Hall

Composite front door with glazed inserts.

### Cloakroom

Low level WC, vanity storage unit with inset wash hand basin.

### Lounge

15'0" x 10'4"

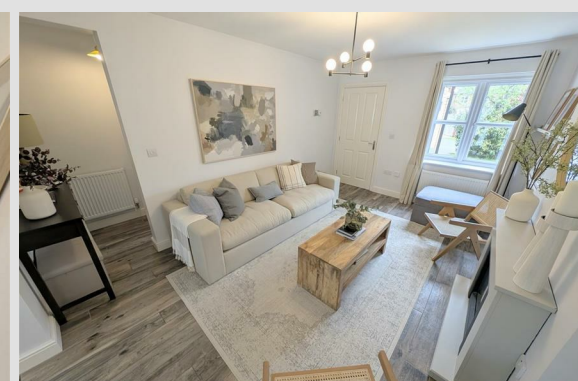
Electric fire.

### Kitchen Diner

13'3" x 10'2"

Dining Area - 2.74 x 2.84 (9'0" x 9'4") -  
French doors to the rear garden.

Kitchen Area - a range of white gloss wall and base units with contrasting work surface over, inset stainless steel one and a half bowl sink with mixer tap and drainage area, all NEFF appliances including four ring gas hob with stainless steel splash back and extractor fan over, eye level electric oven with grill, integrated fridge, freezer and dishwasher, space and plumbing for a washing machine.



### Family Room

8'0" x 17'2"

Previously converted from the original garage.  
Understairs storage.

### Landing

With storage cupboard.

### Bedroom One

11'11" x 13'11"

Super king bedroom with fitted wardrobes.

### En-Suite

Pedestal wash hand basin with mixer tap,  
low level WC, radiator, part tiled walls,  
shower enclosure with mixer shower.

### Bedroom Two

10'7" x 10'4"

Double bedroom.



### **Bedroom Three / Study / Dressing Room**

8'9" x 7'1"

Currently utilised as a study / dressing room. Designed as a single or cot room.

### **Bathroom**

6'7" x 5'7"

Pedestal wash hand basin with mixer tap, low level WC, radiator, part tiled walls, panel bath with mixer tap.

### **Externally**

To the front, a lawned area, pathway to front door, outside light and ample driveway parking. To the rear, a patio area, private lawned area, fenced boundaries, decking seating area. Gated side access. EV charging point.

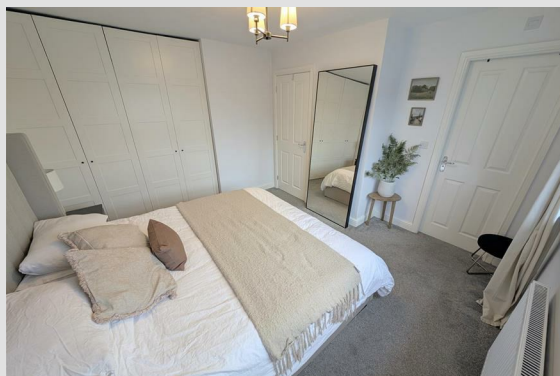
### **General Notes**

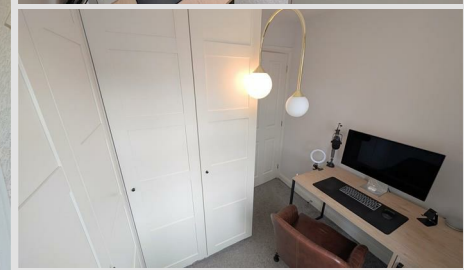
The loft is boarded and with power.

Wood effect floor tiling throughout downstairs.

Fully serviced boiler.



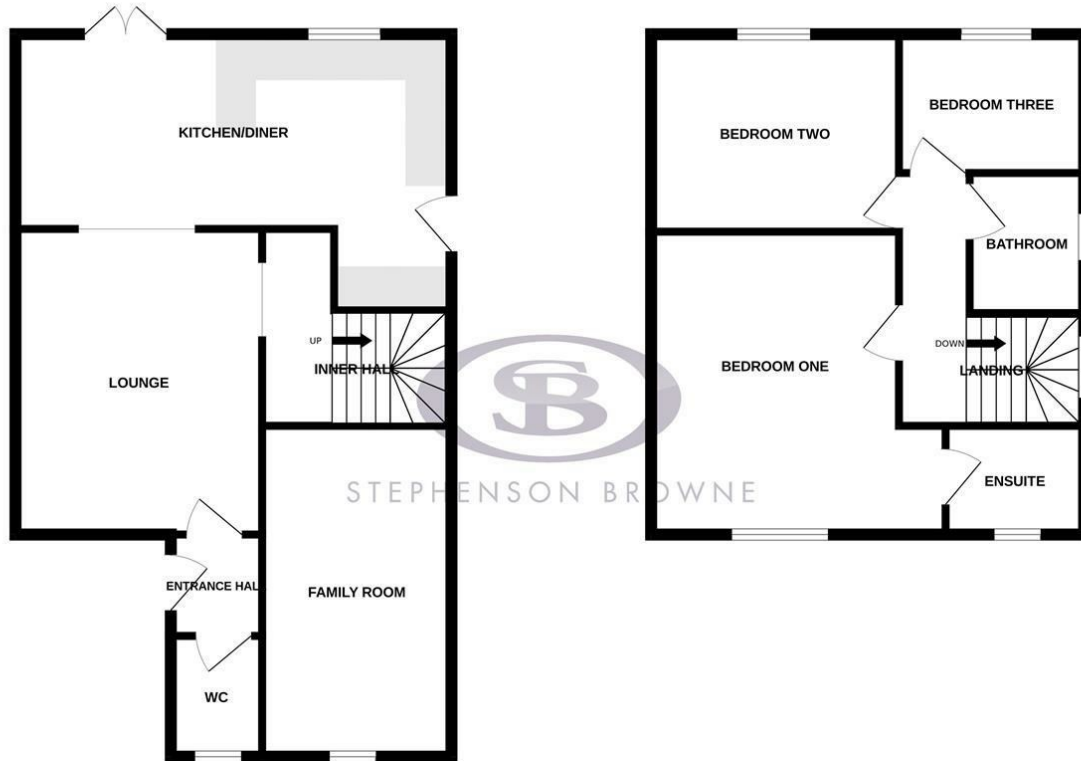




## Floor Plan

GROUND FLOOR

1ST FLOOR

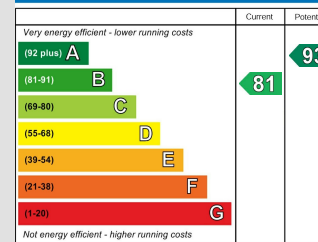


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



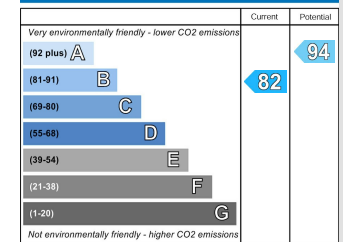
### Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC

## 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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38 High Street, Sandbach, CW11 1AN  
T: 01270 763200  
E: sandbach@stephensonbrowne.co.uk  
W: www.stephensonbrowne.co.uk

