



19 Larch Drive

CW11 4LD

Offers Over £285,000



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STEPHENSON BROWNE

This nearly new four-bedroom townhouse on Larch Drive in Sandbach Heath presents an excellent opportunity for families seeking a modern and convenient lifestyle. Located within walking distance of Sandbach town centre, this property is perfectly positioned to enjoy local amenities while benefiting from a peaceful residential setting.

As you enter the home, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, ideal for family gatherings or entertaining guests. The well-designed layout features a top-floor ensuite bedroom, providing a private retreat, while the middle floor boasts a family bathroom and three additional bedrooms, ensuring ample space for everyone.

The property also includes a downstairs WC for added convenience. The modern kitchen is well-equipped and flows seamlessly into the dining area, creating a perfect space for family meals.

Outside, the enclosed garden and patio area provide a lovely outdoor space for relaxation and play, while the driveway accommodates two vehicles and features an electric vehicle charging point, catering to the needs of modern living.

As a freehold property, this townhouse offers the freedom and flexibility that many buyers desire. With excellent access links to the M6 junction 17, commuting to nearby towns and cities is straightforward. This home is not just a place to live; it is a lifestyle choice that combines comfort, convenience, and community. Don't miss the chance to make this delightful townhouse your new family home.



Entrance Hallway

Composite front door with glazed panel, under-stairs storage cupboard.

Cloakroom

Low level WC, pedestal wash hand basin with mixer tap.

Lounge

16'6" x 10'2"

Kitchen Diner

15'3" x 9'6"

A range of grey gloss wall and base units with contrasting work-surface over, one-and-a-half bowl stainless steel sink unit with mixer tap and drainer, integrated low level oven, four ring gas hob with extractor fan over, space and plumbing for washing machine, space and plumbing for dishwasher, space for American fridge/freezer.

Bedroom Two

13'5" x 9'6"

Bedroom Three

12'0" x 9'6"

Bedroom Four

10'2" x 6'7"

Family Bathroom

Low level WC, pedestal wash hand basin with mixer tap, and panel bath.

Bedroom One

18'9" x 13'3"

Velux skylight to the rear elevation.

En-Suite

Low level WC, pedestal wash hand basin with mixer tap, tiled shower cubicle with mixer shower over. Velux skylight to the rear elevation.

External

To the front, driveway parking and electric vehicle charging point. To the rear, a low maintenance patio and lawn.

General Notes

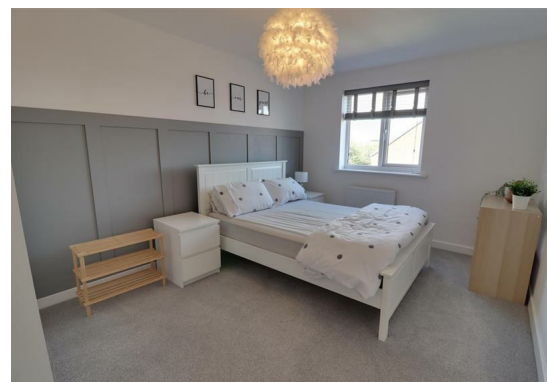
The loft is boarded.

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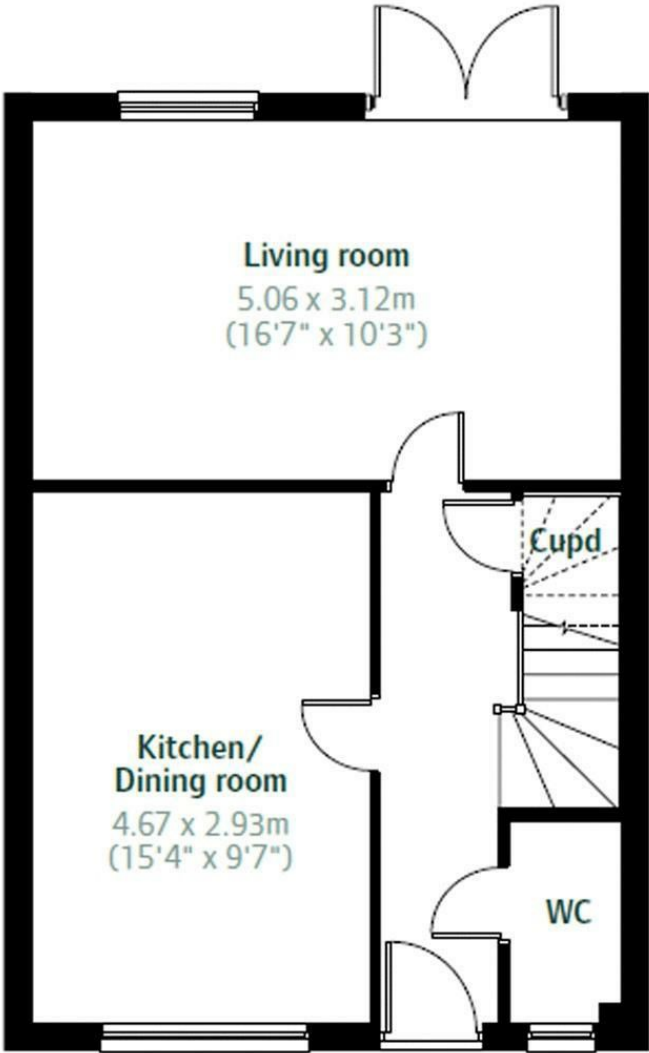


- Spacious Bedrooms
- Modern Open Plan Kitchen Diner
- Ensuite, Family Bathroom and WC
- Popular Residential Development
- Nearly New Build
- Driveway Parking
- Enclosed Rear Garden
- Three Floors
- Freehold
- Family Home in Sandbach Heath

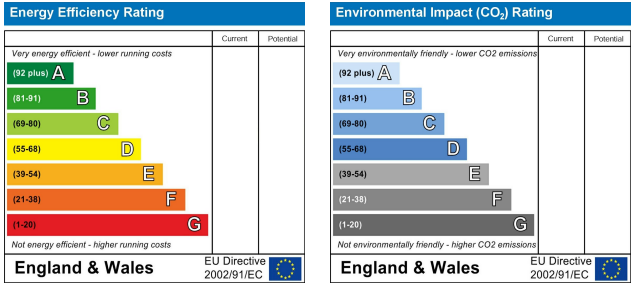




Floor Plan



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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