



19 WEAVER CLOSE, SANDBACH, CW11 1EZ

ASKING PRICE £315,000



STEPHENSON BROWNE

This extended, detached family home on Weaver Close in Sandbach is a true gem that has been lovingly enhanced by its current owners. With a delightful blend of modern comforts and traditional features, this property is perfect for families seeking both space and style.

Upon entering, you are greeted by a lounge and a snug/family room, boasting vaulted ceilings and skylights that flood the space with natural light. The modern kitchen diner is a culinary enthusiast's dream, providing ample space for family meals and entertaining, with space for a large dining table. A separate utility room, also featuring a vaulted ceiling and skylight, adds to the practicality of this home.

The property comprises three generously sized bedrooms, each equipped with fitted or built-in wardrobes, ensuring plenty of storage. The high specification wet room offers a luxurious touch, making daily routines a pleasure.

Outside, the private and enclosed rear garden provides a tranquil retreat, perfect for relaxation or outdoor gatherings. The detached single garage offers additional storage or workshop space, while the driveway accommodates parking for several vehicles, complete with an electric vehicle charging point for modern convenience.

Situated close to highly regarded schools and within walking distance to local shops and the railway station, this home is ideally located for families and commuters alike. This property truly represents a wonderful opportunity to acquire a beautifully presented family home in a sought-after location.



Lounge

10'8" x 7'11"

Kitchen Diner

15'7" x 12'1"

A range of wall and base units with Quartz work surfaces over. Stoves Richmond duel fuel with 7 ring hob and oven below. Fridge / freezer. Space and plumbing for a dishwasher. Space for a large dining table. Storage cupboard.

Snug / Family Room

10'7" x 7'2"

Skylights.

Utility

10'7" x 6'0"

A range of units with work surfaces over. Space and plumbing for washing machine and tumble dryer. Skylight.

WC

5'8" x 5'5"

Landing

9'10" x 6'6"

Bedroom One

13'8" x 11'10"

Fitted sliding door wardrobes.

Bedroom Two

11'7" x 8'6"

Built-in wardrobe.

Bedroom Three

11'6" x 7'0"

Built-in wardrobe.

Wet Room

10'2" x 5'6"

Vanity hand wash basin, walk-in shower, storage cupboard.

Garage

Power.



External

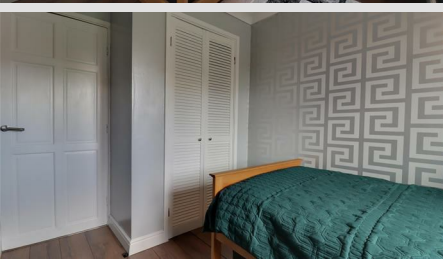
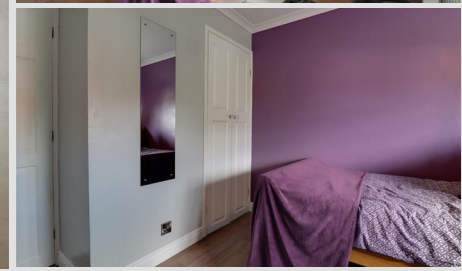
Front lawn and driveway parking, detached single garage, rear garden. External tap. EV charging point.

General Notes

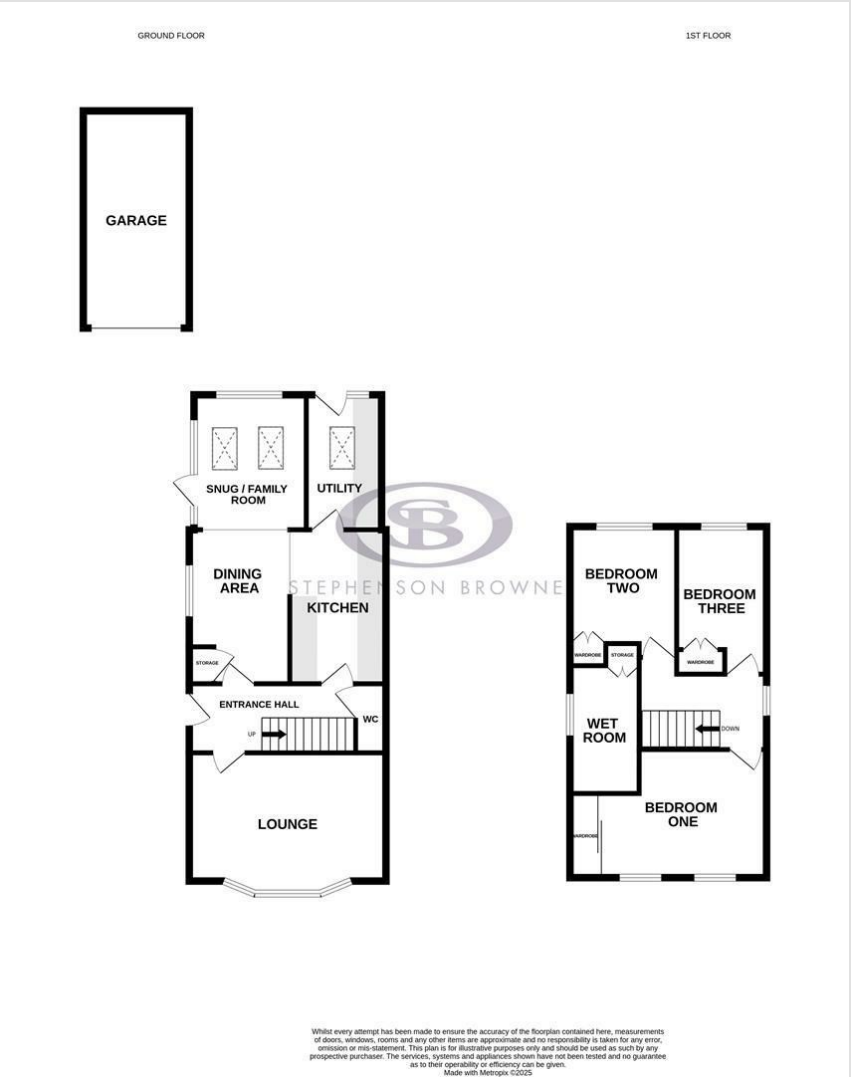
The loft is boarded.
Hive central heating system.
Plantation shutters included.
Recently installed uPVC double-glazed windows.
Vaulted ceilings.



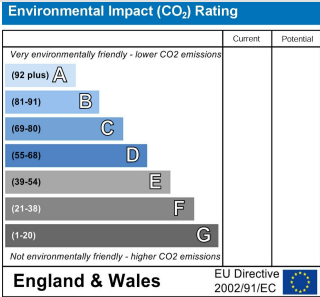
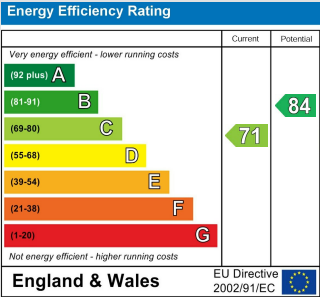
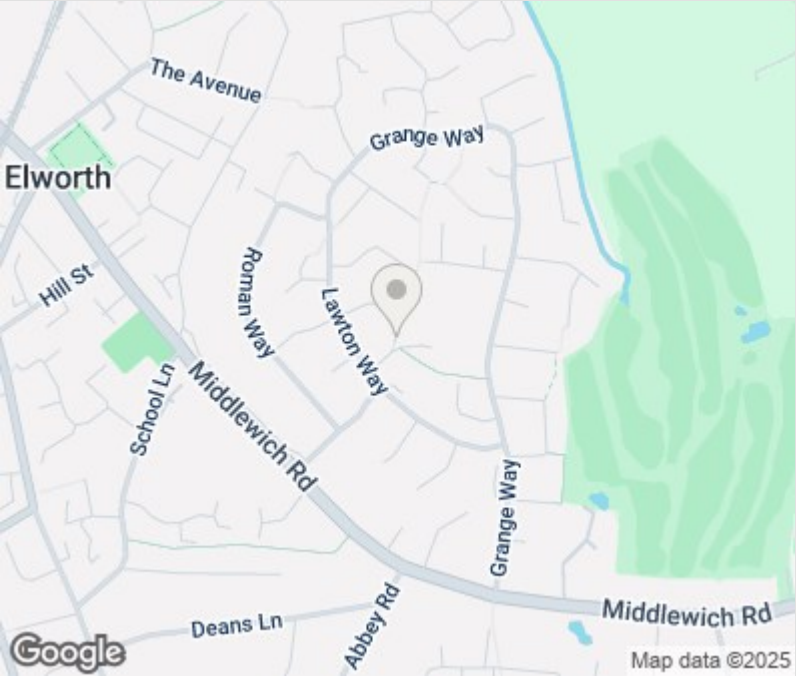




Floor Plan



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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