



7 ROBIN CLOSE, SANDBACH, CHESHIRE, CW11
1SZ

ASKING PRICE £525,000



STEPHENSON BROWNE

This splendid detached family home tucked away at the top of a cul-de-sac on the sought-after Robin Close in Sandbach, offers a perfect blend of comfort and modern living. With its prime location, the property is conveniently within walking distance to the vibrant Sandbach Town Centre, making it an ideal choice for families and professionals alike.

Upon entering, you are greeted by a spacious open plan kitchen, dining, and living area, designed for both entertaining and everyday family life. The kitchen is well-equipped and flows seamlessly into the living space, creating a warm and inviting atmosphere. Additionally, the property boasts two further reception rooms, providing ample space for relaxation or home office needs. The current owners have reconfigured the property incorporating a utility room for added convenience of daily routines.

The house features four generously sized bedrooms, including a principal suite complete with a dressing room and ensuite shower room. A further ensuite shower room, well-appointed family bathroom and a downstairs WC add to the practicality of this delightful home, and ensure privacy and convenience for all family members.

Outside, the property benefits from driveway parking for several vehicles, while the private and enclosed gardens offer a low-maintenance retreat. With various seating areas to enjoy throughout the day, including a charming gazebo equipped with heaters, this outdoor space is perfect for entertaining or simply unwinding in the fresh air.

Additional highlights include ample storage throughout the home and a multi-fuel burning stove, providing warmth and character. This exceptional property is a rare find in a popular residential development, making it a must-see for anyone seeking a spacious and stylish family home in Sandbach.



Entrance Hall

Fitted storage units and understairs storage cupboard.

Lounge

17'8" x 11'9"

Bay window and multi-fuel burning stove.

Kitchen / Dining / Living Area

23'7" x 20'5"

A range of wall and base units with laminate and solid oak work surfaces over. Range cooker with five ring hob and extraction hood above. Two wine coolers. Extensive island with space for two barstools. Composite sink. Tall integrated fridge and freezer. Pullout larder. Integrated dishwasher. Storage cupboard. Skylights.

Family Room

13'7" x 7'3"

Patio doors.

Utility

7'3" x 6'1"

Space for a washing machine and tumble dryer.

WC

4'6" x 3'10"

Landing

Solid oak staircase and storage cupboard.

Bedroom One

17'9" x 11'9"

Ensuite (Bedroom One)

7'6" x 6'4"

Installed one year ago. Double vanity sink and walk-in shower.

Dressing Room

12'3" x 7'6"

Skylight.

Bedroom Two

11'5" x 11'3"

Fitted wardrobes.



Ensuite (Bedroom Two)

6'10" x 5'10"

Installed one year ago.

Bedroom Three

10'6" x 8'6"

Built-in storage cupboard.

Bedroom Four / Study

8'11" x 6'6"

Bathroom

6'6" x 6'5"

Garage

9'4" x 8'2"

Power.

External

Driveway parking for several vehicles to the front. To the rear and side the are three seating areas, lawned garden, external tap and Gazebo with heaters.

General Notes

Oak veneered cottage style doors.

Vertical anthracite and white column radiators throughout the property.

The loft is fully boarded, with fitted loft ladder and power/light.

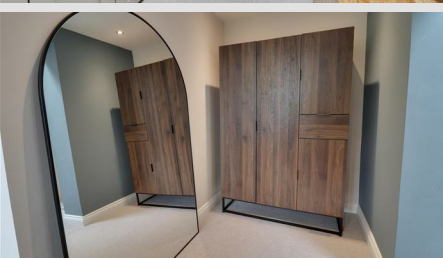
The boiler and cylinder were installed in

2024 and have full service history.

Porcelanosa tiles throughout.



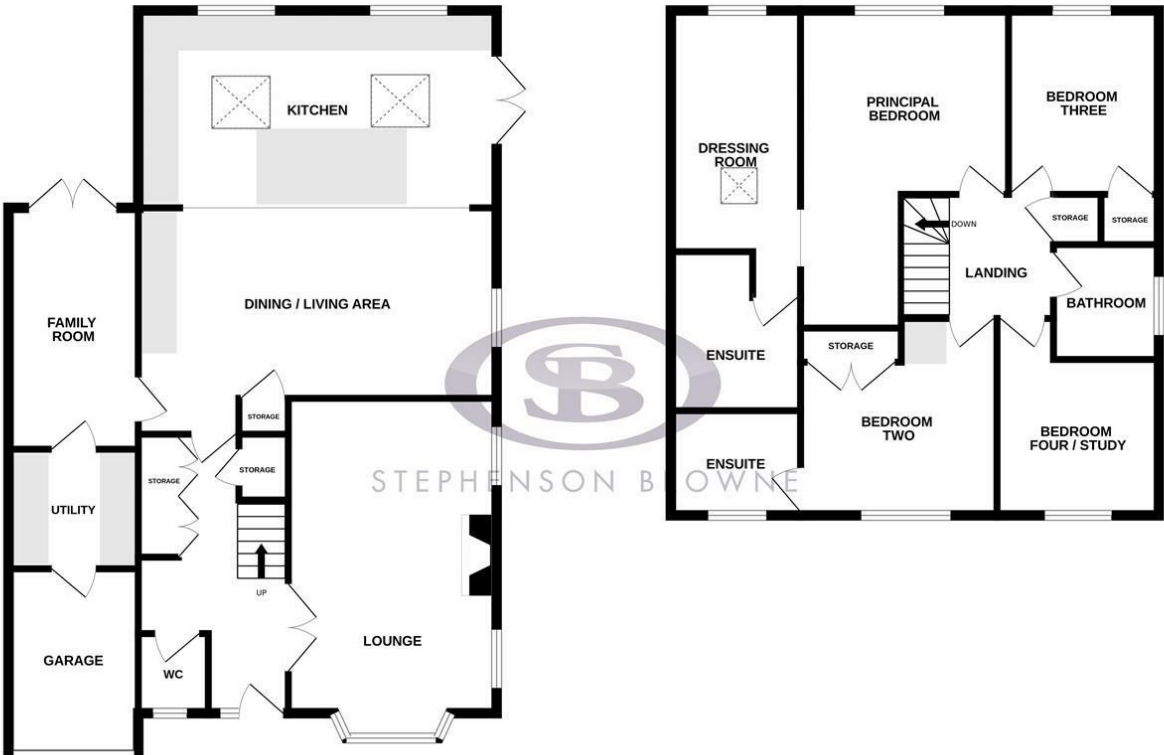




Floor Plan

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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