



7 HOLLYFIELDS, WINTERLEY, SANDBACH,
CHESHIRE, CW11 4NH

OFFERS OVER £550,000



STEPHENSON BROWNE

The tranquil cul-de-sac of Hollyfields in Winterley offers this opulent detached family home, a perfect blend of luxury and comfort. With an impressive layout, the property boasts two spacious reception rooms, plus a delightful conservatory that invites natural light and provides a serene space to relax. The grand kitchen and breakfast room, featuring a large island, is ideal for both family gatherings and entertaining guests.

The first floor is home to five well-appointed double bedrooms, each designed with comfort in mind. The principal bedroom stands out with its fabulous shower room and dressing area, providing a private retreat for relaxation. Additionally, a family bathroom serves the other bedrooms, ensuring convenience for all.

Outside, the property features a private and enclosed rear garden, perfect for children to play or for hosting summer barbecues. The extensive driveway offers parking for several vehicles, complemented by a double garage, making it an ideal choice for families with multiple cars.

Located in Winterley Village, this home is conveniently close to local amenities for day-to-day needs, while the larger centre of Sandbach is just a short distance away, providing a wider range of shops and services. This property truly represents a wonderful opportunity for those seeking a spacious and elegant family home in a peaceful setting.



Lounge

24'0" x 11'5"

A very spacious lounge with UPVC bi-folding doors leading through to the conservatory. Multi fuel burner surrounded with characterful exposed brickwork and an oak mantel piece.

Conservatory

11'6" x 11'4"

With power.

Dining Room

12'4" x 10'11"

Kitchen

17'11" x 14'2"

A range of wall and base units with worksurfaces over. Island. Integrated washing machine, dishwasher and fridge. Space for a tall freestanding fridge / freezer. A Range cooker with six ring gas hob. Composite sink. Wall-bracketed TV.

WC

Vanity storage available below the hand wash basin.

Landing

With storage cupboard and oak balustrade.

Bedroom One

17'5" x 12'4"

An enormous principle bedroom with two separate windows. Access to the ensuite shower room and a dressing area with fitted wardrobe.

Bedroom One En-suite

Fitted three years ago.

Bedroom Two

13'8" x 12'7"

A double bedroom with fitted wardrobe.

Bedroom Three

14'2" x 11'8"

Fitted wardrobe and bay widow.



Bedroom Four

11'8" x 10'11"
Fitted wardrobe.

Bedroom Five

12'6" x 7'8"

Bathroom

A recently fitted suite plus corner bathtub.

Garage

A double garage with two electric roller doors, with the mechanics outside creating a higher entry point.

External

An extensive tarmac driveway providing off road parking for multiple vehicles and access to the double garage, small lawned area and gated access to the sides of the property. A fully enclosed rear garden and slate paved patio. Electric awning, external tap and power. There is also a fully insulated wooden cabin / workshop with light and power.

General Notes

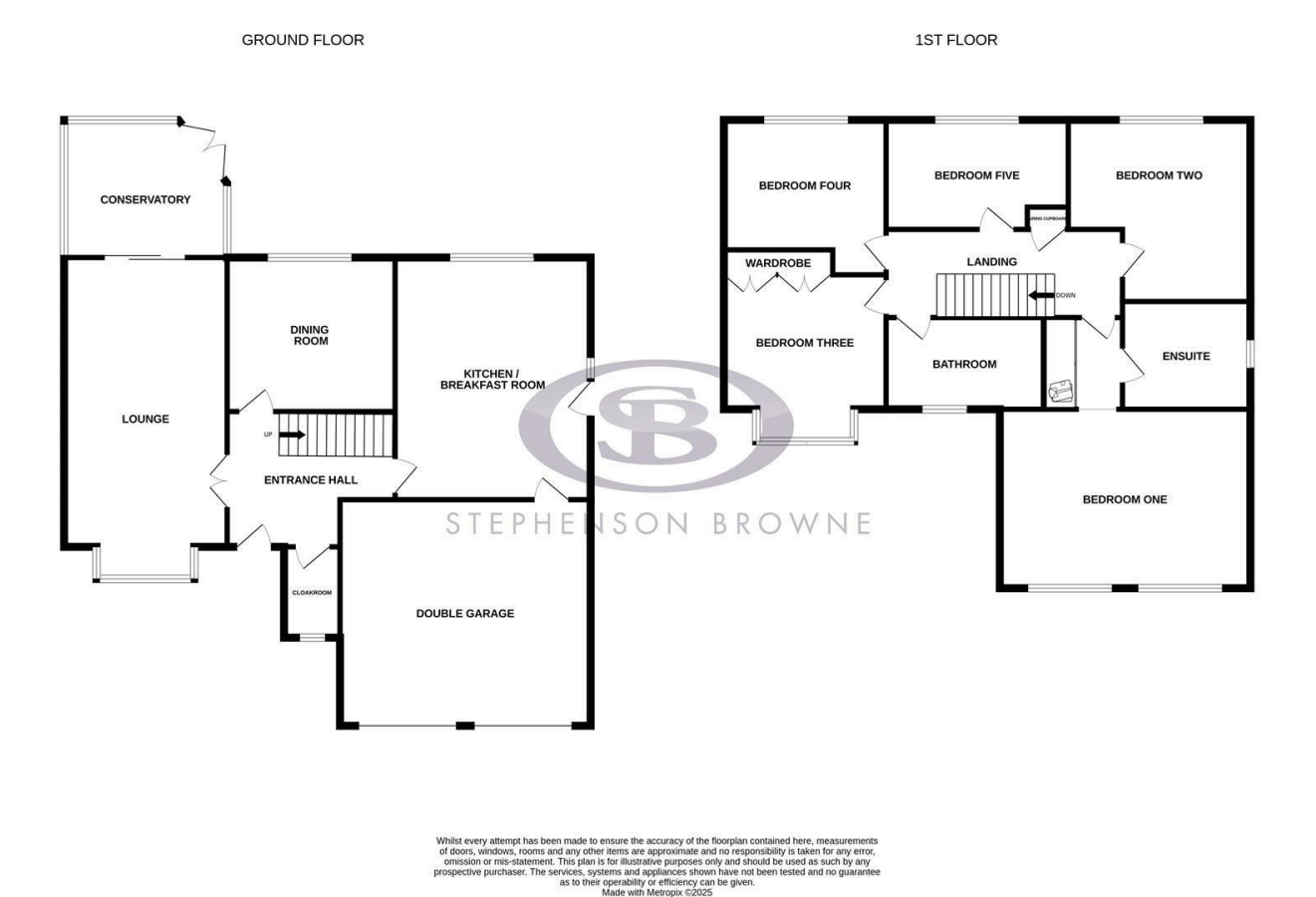
There are solar panels owned which substantially reduce the electricity bills.
Boiler approximately four years old and fully serviced.
Oak doors throughout.
An insulated loft.
Carpets and underlay fitted one year ago.



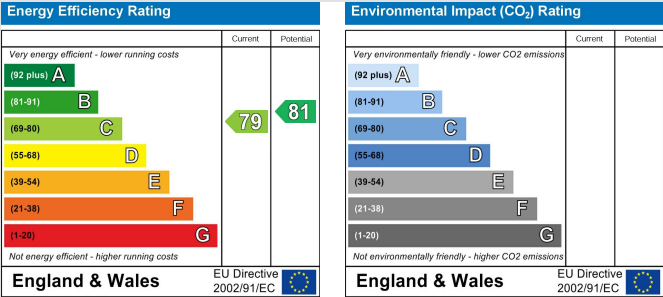




Floor Plan



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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