

Lewis
King



6 Rose Way, Sandbach, CW11 4AB

£450,000





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- Detached home on large plot
- Two bedrooms with ensuites
- Walking distance to town centre and open countryside
- Council tax band E
- Beautifully presented throughout
- Overlooking fields to rear
- Integrated appliances in kitchen
- Quiet, family-friendly estate
- Freehold Home

Found on a generous plot within a quiet, family-friendly estate, this beautifully presented four-bedroom detached home offers an ideal layout for modern family living. Enjoying a prime position within easy walking distance of both Sandbach town centre and scenic open countryside, the property also boasts picturesque, far-reaching views over open fields to the rear.

Upon entering, a bright entrance hallway leads to a versatile ground floor arrangement. To the front, a formal dining room provides an elegant space for family meals and entertaining. Moving further through the ground floor, you will find a cloakroom WC and a separate dedicated utility room for added day-to-day practical convenience. Positioned towards the rear, the well-appointed kitchen comes fully equipped with modern integrated appliances, including a double oven, fridge/freezer, and dishwasher. The spacious living room sits alongside, offering a comfortable space to relax while taking in views over the rear garden via the bi-folding doors. An integral garage provides secure parking or excellent extra storage.

Upstairs, the impressive accommodation continues with four well-proportioned bedrooms. The principal bedroom benefits from a luxurious private walk-in wardrobe and its own en-suite shower room. A second double bedroom also features built-in storage and its own en-suite shower room, perfect for guests or growing family members. The remaining two bedrooms are served by a contemporary family bathroom and additional hallway landing storage.

Externally, the home sits on a substantial plot featuring off-road driveway parking to the front. To the rear, the beautifully kept mature garden provides a private outdoor retreat, complete with a lovely Indian stone patio seating area ideal for summer dining while overlooking the open fields beyond.



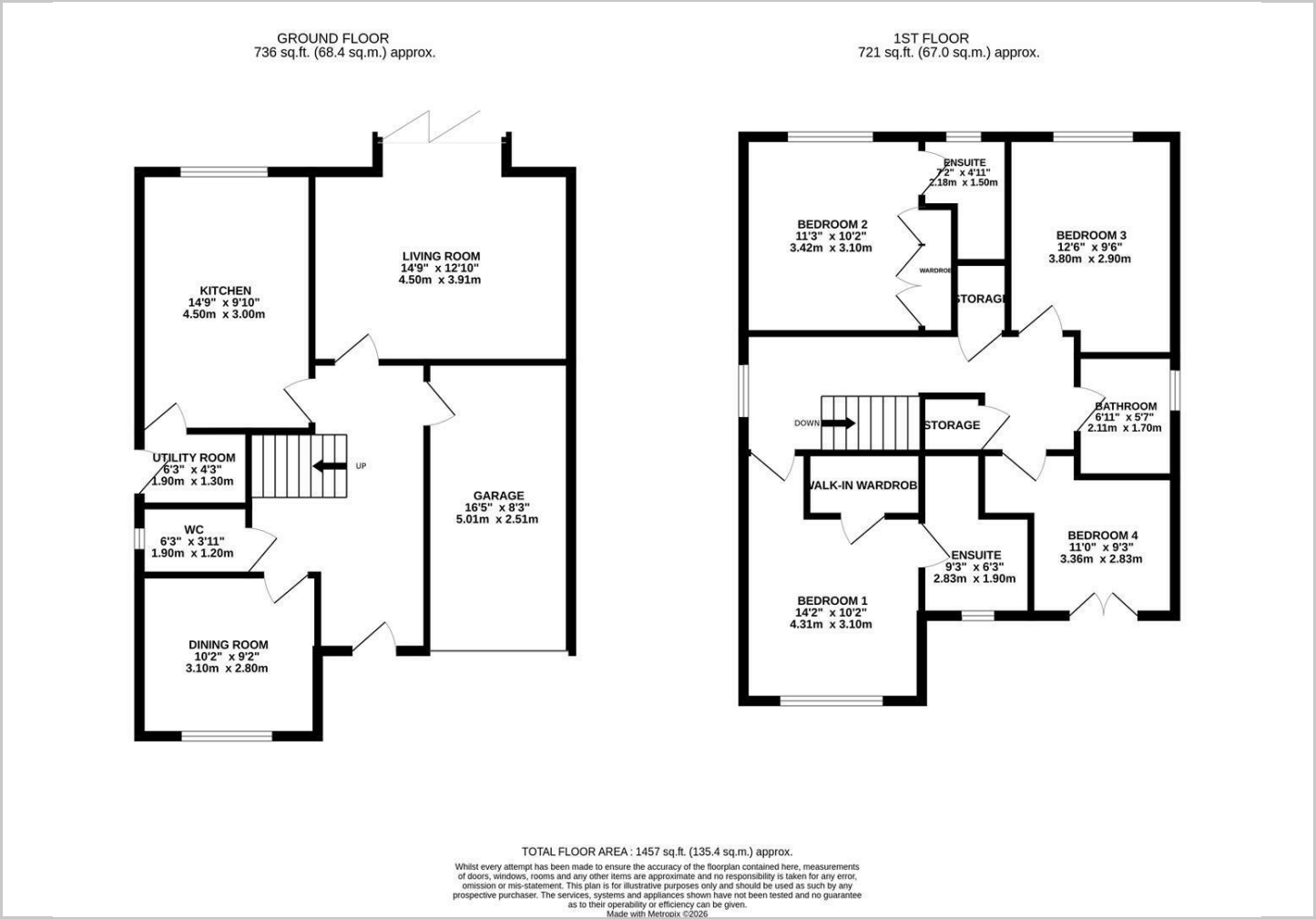


Directions

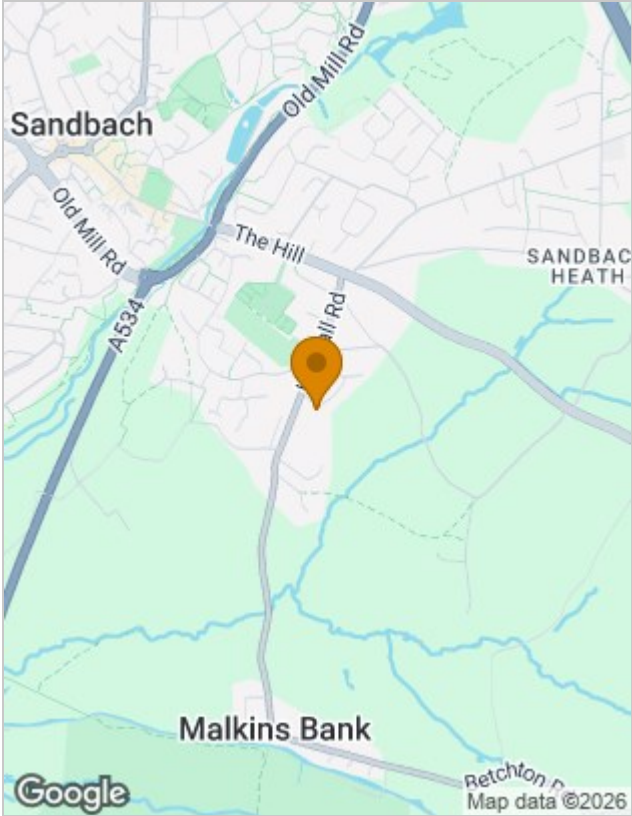




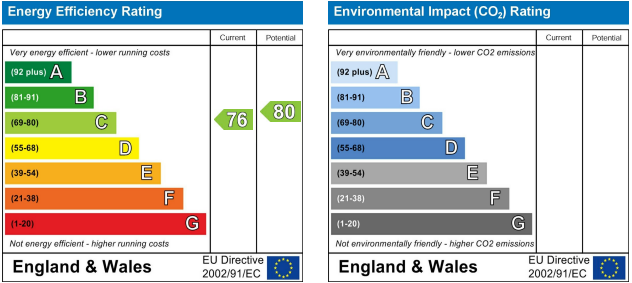
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.