



STEPHENSON BROWNE

Paddock Road, Sandbach

CW11 3SN



£1,950 PCM

Description

Welcome to Paddock Road, a stunning modern detached family home offering the perfect blend of comfort, convenience, and style.

Set back from the road, this home boasts a spacious and light-filled open-plan kitchen, dining, and living area — ideal for family gatherings or entertaining friends. The kitchen is a chef's dream, featuring sleek granite worktops and integrated appliances, combining both elegance and practicality. Storage is plentiful throughout, with built-in wardrobes and cupboards providing ample space for all your belongings.

The property includes four generously-sized bedrooms, making it perfect for family life or those needing extra space for a home office or dressing room. The principal bedroom enjoys the luxury of an ensuite, while the well-appointed family bathroom serves the remaining rooms. A convenient downstairs WC adds to the home's practical layout.

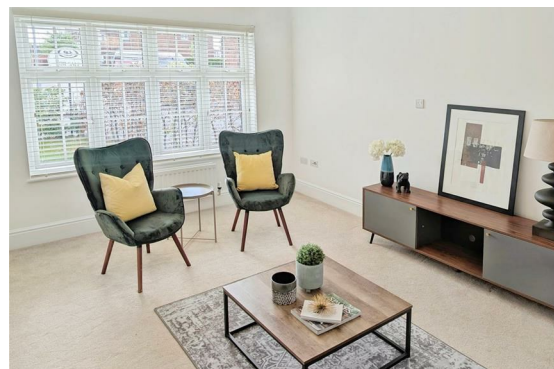
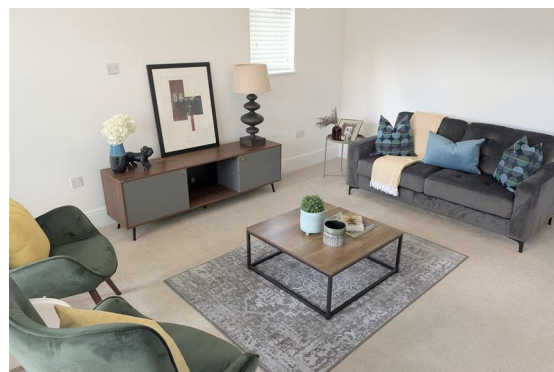
Outside, the property continues to impress, with a detached garage, driveway parking, and an electric vehicle charging point — perfect for modern living. The west-facing rear garden is an oasis of peace, ideal for relaxing in the afternoon sun or hosting summer BBQs.

Location couldn't be better — the home is within walking distance of Sandbach train station, making commuting to surrounding cities like Manchester and Crewe a breeze. The area is also well-served by excellent local schools, making it a fantastic choice for families. Sandbach town centre, with its vibrant amenities, is just a short stroll away, adding even more convenience to this already exceptional location. Available August 2026.

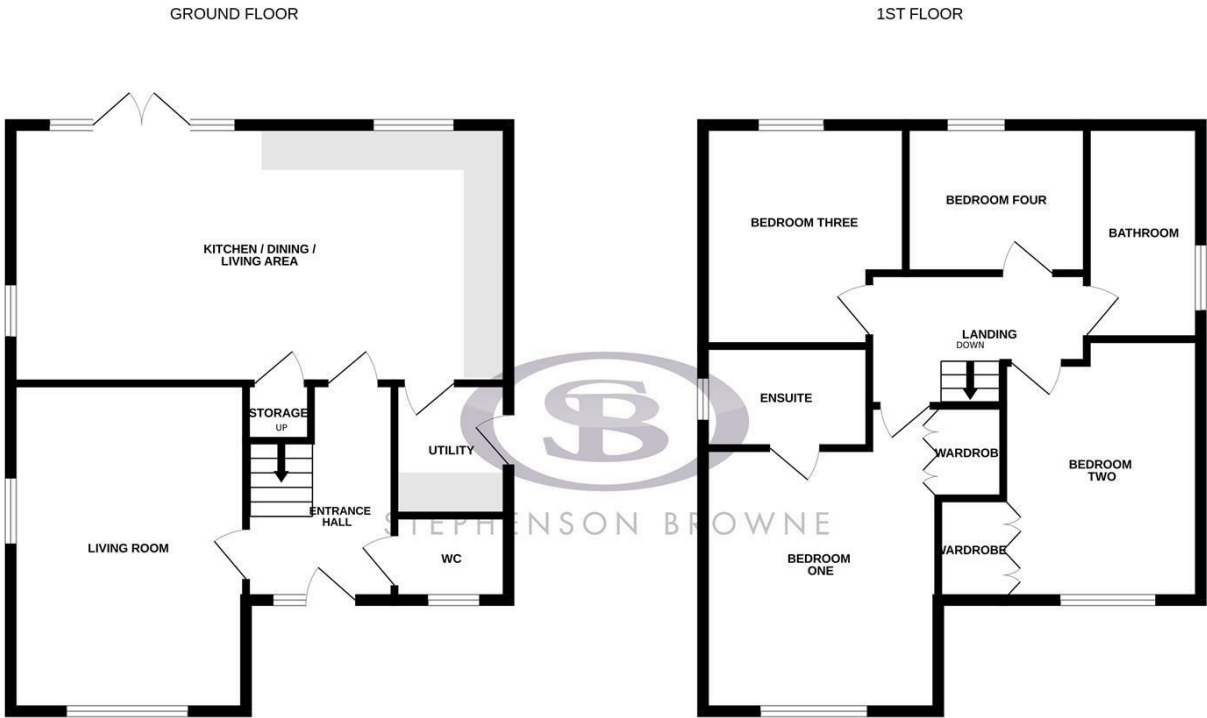
Pets considered via written application only.

Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



Floorplans



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		94
(81-91) B	84	
(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	

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