



STEPHENSON BROWNE

## Paddock Road, Sandbach

CW11 3SN



**Asking Price £450,000**



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## DESCRIPTION

Competitively priced for motivated sellers, this beautifully presented four-bedroom detached home was built in 2019 by Redrow Homes and offers stylish, modern living on the highly sought-after Abbeyfields development in Sandbach.

The property enjoys an attractive frontage with decorative shrubs, a stoned garden, and charming wisteria framing the entrance. Conveniently positioned opposite a pathway leading to Abbey Road, it provides easy access to local amenities and the nearby train station.

Internally, the spacious accommodation comprises an inviting entrance hallway, a bright and generous lounge, and a stunning open-plan kitchen/dining/family room ideal for both everyday living and entertaining. The contemporary kitchen is fitted with high-spec integrated appliances, including an AEG hob and built-in oven, with French doors opening onto the private rear garden. A separate utility room and downstairs WC complete the ground floor.

Upstairs, there are four well-proportioned bedrooms, including a superb master suite with fitted wardrobes and en-suite shower room. Two further bedrooms also benefit from fitted wardrobes, alongside a modern family bathroom.



The home is neutrally decorated throughout, offering a perfect blank canvas for a new owner.

Externally, the property boasts a well-maintained rear garden with an upgraded patio area and a useful storage shed. There is also a detached garage with an EV charging point and a private driveway providing off-road parking for several vehicles.

Ideally located within walking distance of Sandbach town centre, excellent schools, parks, and transport links including the M6, this property combines contemporary comfort with everyday convenience —perfect for families and commuters alike.



# ROOM DESCRIPTIONS

## Living Room

21'1" x 11'6"

## Kitchen Diner

24'10" x 11'6"

## Utility

6'7" x 5'8"

## Bedroom One

11'10" x 11'6"

## Ensuite

6'2" x 2'11"

## Bedroom Two

11'10" x 11'6"

## Bedroom Three

11'8" x 8'10"

## Bedroom Four

11'6" x 6'9"

## Bathroom

8'1" x 6'7"

## Garage

19'4" x 8'7"

## Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

## AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

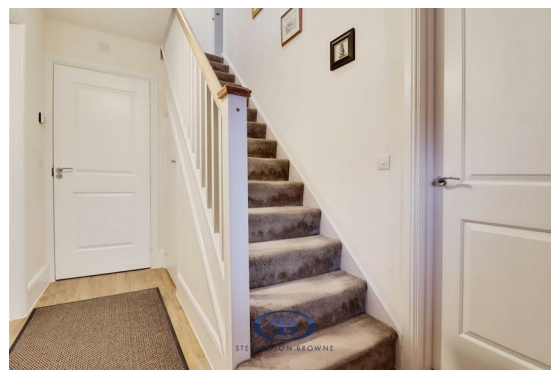
## Why Choose SB Sandbach To Sell Your Property?

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team



are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.











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## **Viewing**

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

# Floorplans

GROUND FLOOR

1ST FLOOR

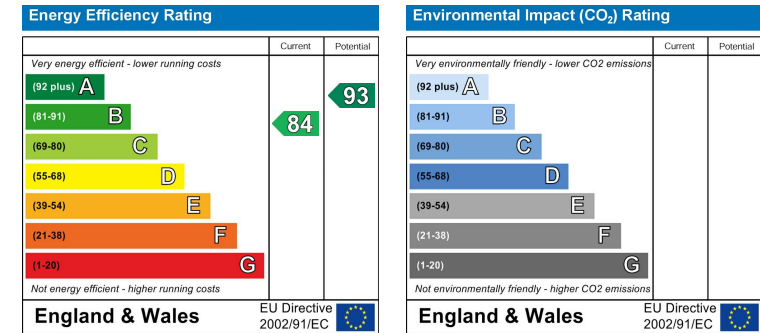


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



# EPC Rating



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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