



ESTATE AGENTS

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### 3 Wallenge Road, Middlewich CW10 0QN

Offers in excess of £350,000



A beautifully presented double-fronted four-bedroom detached family home, built in 2019, occupying a generous plot with gardens to all sides and offering spacious, modern living throughout. Situated on Wallenge Road in Middlewich, this superb home enjoys an enviable edge-of-town position with convenient access to Sandbach, excellent road links including the M6 and A54, and a range of local amenities, schools, and countryside walks nearby.

The accommodation begins with a welcoming entrance hall providing access to all principal rooms. The ground floor offers a spacious lounge, a further versatile reception room ideal as a home office, playroom or snug, a downstairs WC, and an impressive open-plan kitchen, dining and family room with doors opening onto the rear garden. A useful utility area adds further practicality. To the first floor, a generous landing leads to four well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom. Externally, the property continues to impress with a front garden, driveway parking, and a brick-built single garage. To the rear is an attractive enclosed garden featuring a decked seating area and lawn, creating an ideal space for entertaining or family enjoyment.

A superb modern family home in a sought-after and highly convenient location.

- Detached Double Fronted Home
- FOUR DOUBLE Bedrooms
- Lounge, Further Reception Room and Dining Kitchen Family Room
- Recently built home in 2019
- Parking and Single Garge
- Modern and well kept throughout

