

Lewis  
King



Heron Way, Sandbach, CW11 3AU

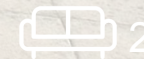
£200,000



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# Heron Way

Sandbach, CW11 3AU

- Modern home built in 2015
- Easy links to Sandbach and Crewe
- Spacious lounge & open kitchen/diner
- Large rear garden with patio
- Walking distance to Sandbach train station
- Close to canal & countryside walks
- Three bedrooms plus family bathroom
- Two off-road parking spaces

## \*UNEXPECTEDLY BACK ON THE MARKET!\*

This modern three-bedroom home (built in 2015) offers the perfect blend of contemporary living and countryside charm. With picturesque canal walks and rolling fields just a stone's throw away, and Sandbach train station within walking distance, this property is ideal for both nature lovers and commuters alike.

Step inside and you're greeted by a welcoming hallway with a handy downstairs WC. The lounge, with its generous proportions, is the perfect place to unwind after a long day, while the open-plan kitchen/diner at the rear is made for entertaining – bright, modern, and opening directly onto the large rear garden. Whether it's summer BBQs, children playing, or simply relaxing with a book, the outdoor space is sure to impress.

Upstairs, you'll find three well-appointed bedrooms. The main bedroom is light and airy, while the second makes for an ideal guest room or office. Bedroom three, though cosy, is perfect for a nursery or a work-from-home nook. A sleek family bathroom completes the first floor.

Practicality hasn't been forgotten either – there's useful storage space, two off-road parking spaces at the front, and the peace of mind that comes with a relatively young property, requiring little more than your personal touch.

With easy access to Sandbach and Crewe, excellent commuter links further afield, and countryside walks right on your doorstep, this Heron Way gem strikes a rare balance between convenience and lifestyle.

If you've been looking for a home that lets you enjoy the best of both town and country, this might just be "the one."

To arrange a viewing or for more information then contact Lewis King Estate Agents at your earliest convenience!

£200,000



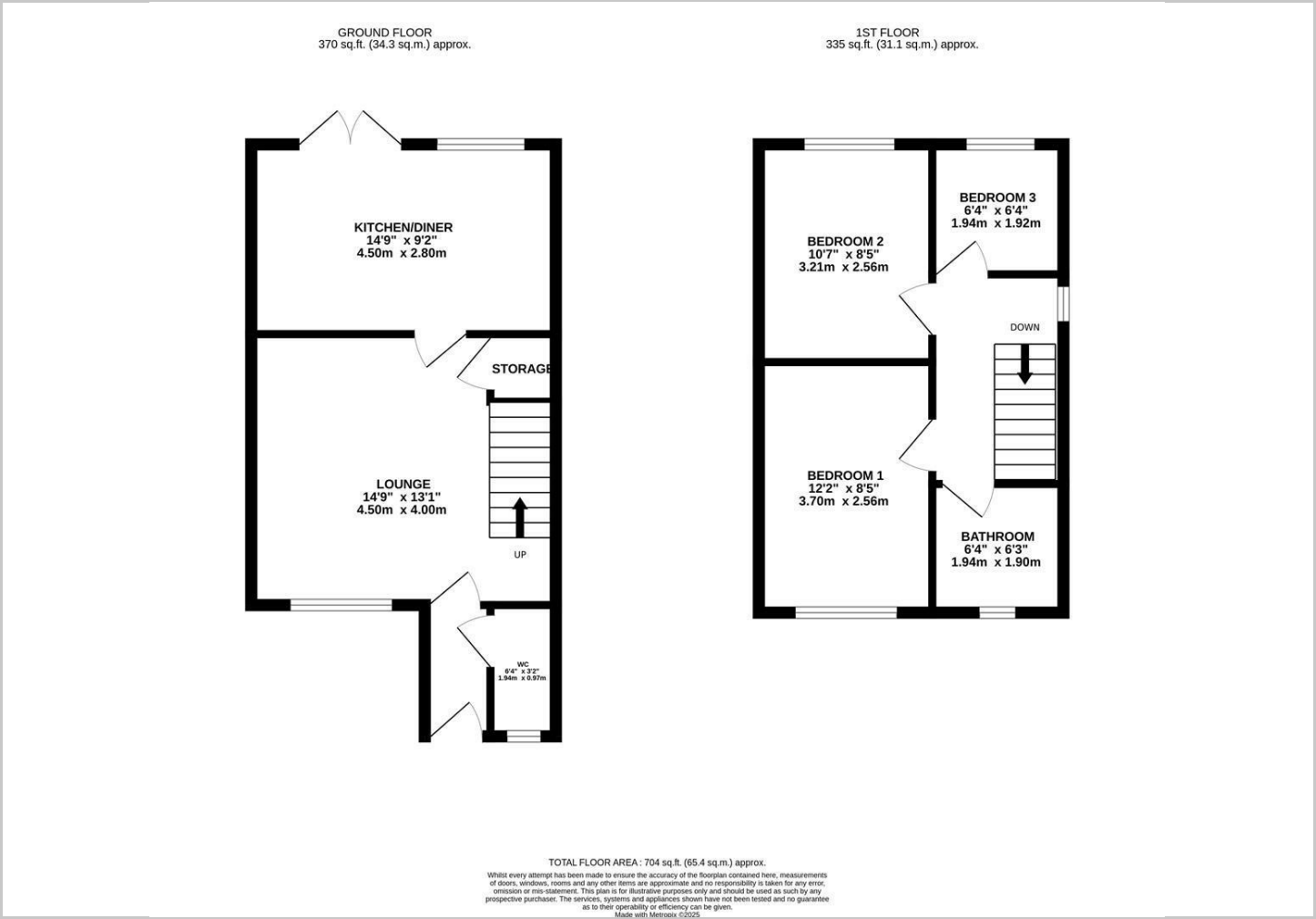


Directions





Floor Plans



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.

Location Map



Energy Performance Graph

