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Lime Close, Sandbach, CW11 1BZ

£325,000

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# Lime Close

Sandbach, CW11 1BZ

- Extended 3-bed dormer bungalow on corner plot
- Modern Wren kitchen diner with bifolds & skylight
- Contemporary shower room (installed last year)
- Recent upgrades plus approved dormer extension plans
- Freehold home
- Large driveway & detached garage with power
- Versatile study/guest bedroom
- Landscaped gardens with decking & summerhouse
- Council tax band B

Situated on a generous corner plot in Lime Close, a short walk from Sandbach town centre, this extended semi-detached dormer bungalow combines modern style with everyday comfort. The property benefits from a spacious driveway capable of accommodating several vehicles, making it a practical choice for larger households or those who love to host.

Inside, the home is thoughtfully arranged with a choice of reception areas that are ideal for both relaxed family living and entertaining. There are three well-proportioned bedrooms, offering flexibility for family members, guests, or even a home office. A highlight of the recent extension is the high-specification kitchen and dining space—perfect for those who enjoy cooking and social gatherings—while the contemporary shower room brings a touch of luxury to daily routines.

The outdoor areas have been beautifully landscaped, providing a private and inviting garden retreat for play, entertaining, or quiet relaxation. A detached garage offers further practicality, and additional driveway parking ensures you'll never be short of space.

The current owners have carried out a number of high-quality upgrades, including the installation of a new combi boiler (with full service history), energy-efficient anthracite uPVC windows and doors, engineered oak interior doors, and cavity wall insulation completed this year. Together, these improvements enhance the home's efficiency, style, and overall comfort.

For those seeking future potential, approved architectural plans are already in place to extend the upstairs further, giving buyers the option to tailor the property to their own needs. Storage is plentiful throughout, ensuring the home is as functional as it is attractive.

Perfectly positioned within easy reach of Sandbach town centre, excellent schools, and local amenities, this property is a rare find. Blending modern living with a desirable location, it's an opportunity not to be missed.



## The Accommodation





## Directions

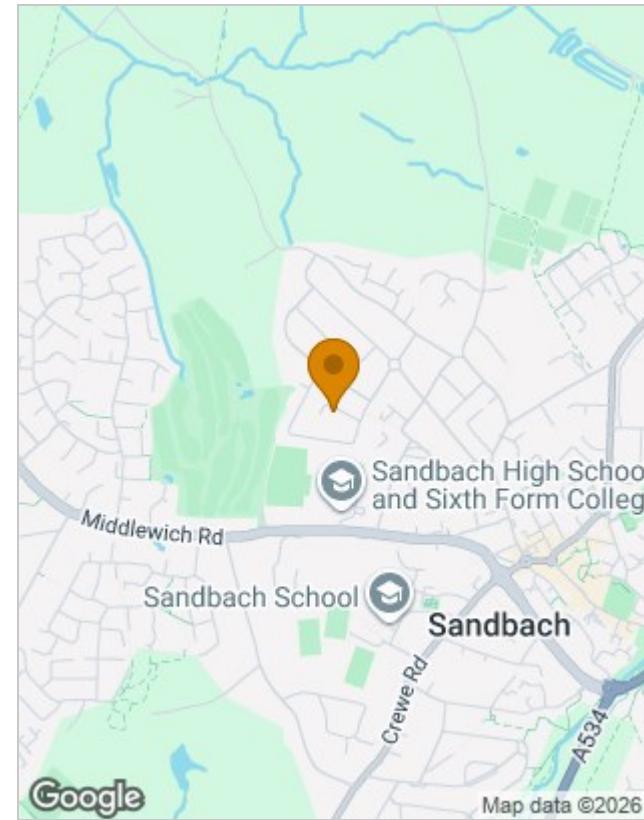




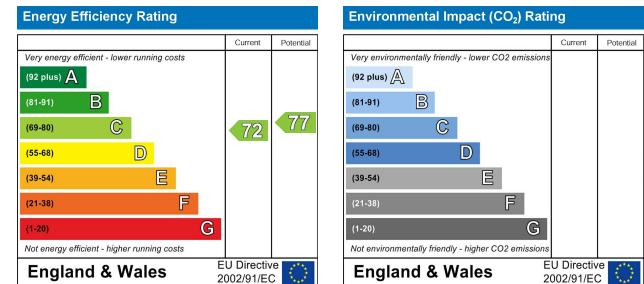
## Floor Plans



## 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.