

Lewis  
King



4 The Coppice, Sandbach, CW11 3DA

£325,000





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# 4 The Coppice

## Sandbach, CW11 3DA

- Three Bedroom Detached Home
- Large Rear Extension
- Ample Off-Road Parking
- Close to Shops & Train Station
- Modern and Spacious Living Accommodation
- Private and Low Maintenance Garden
- Freehold Home
- Council Tax Band D

Tucked away on The Coppice, this three-bedroom home is the kind of place that instantly feels welcoming. From the moment you step inside, you'll notice it's been designed with modern family living in mind – practical where it needs to be, yet full of spaces that make everyday life just that easier and more enjoyable.

The ground floor begins with a bright and airy lounge, perfect for cosy evenings in. The kitchen sits at the heart of the home, opening up into a fantastic family/dining room that stretches across the back of the house. With plenty of natural light and direct access to the garden, it's a room that works just as well for Saturday night suppers as it does for lazy Sunday mornings. A handy WC and an internal garage complete this level of the property.

Upstairs, you'll find three comfortable bedrooms, each with a pleasant outlook. The main bedroom comes with fitted wardrobes to help keep everything neatly tucked away, while the other two offer flexibility – whether as children's rooms, a guest room, or even that elusive home office. A modern family bathroom rounds off the first floor.

Step outside and you'll discover a private garden with a large patio seating area that's ready for summer barbecues, a safe spot for little ones to play, or just somewhere to enjoy a quiet coffee in the sunshine. At the front, there's ample driveway parking for multiple vehicles and the practicality of an integral garage.

All of this comes with the added bonus of being on a quiet and family friendly cul-de-sac, close to Sandbach's excellent schools, leafy parks, and a bustling town centre, not to mention transport links that make commuting a breeze including a short walk to Sandbach train station. This is a home that balances comfort, convenience, and a touch of character – ready and waiting for its next chapter.



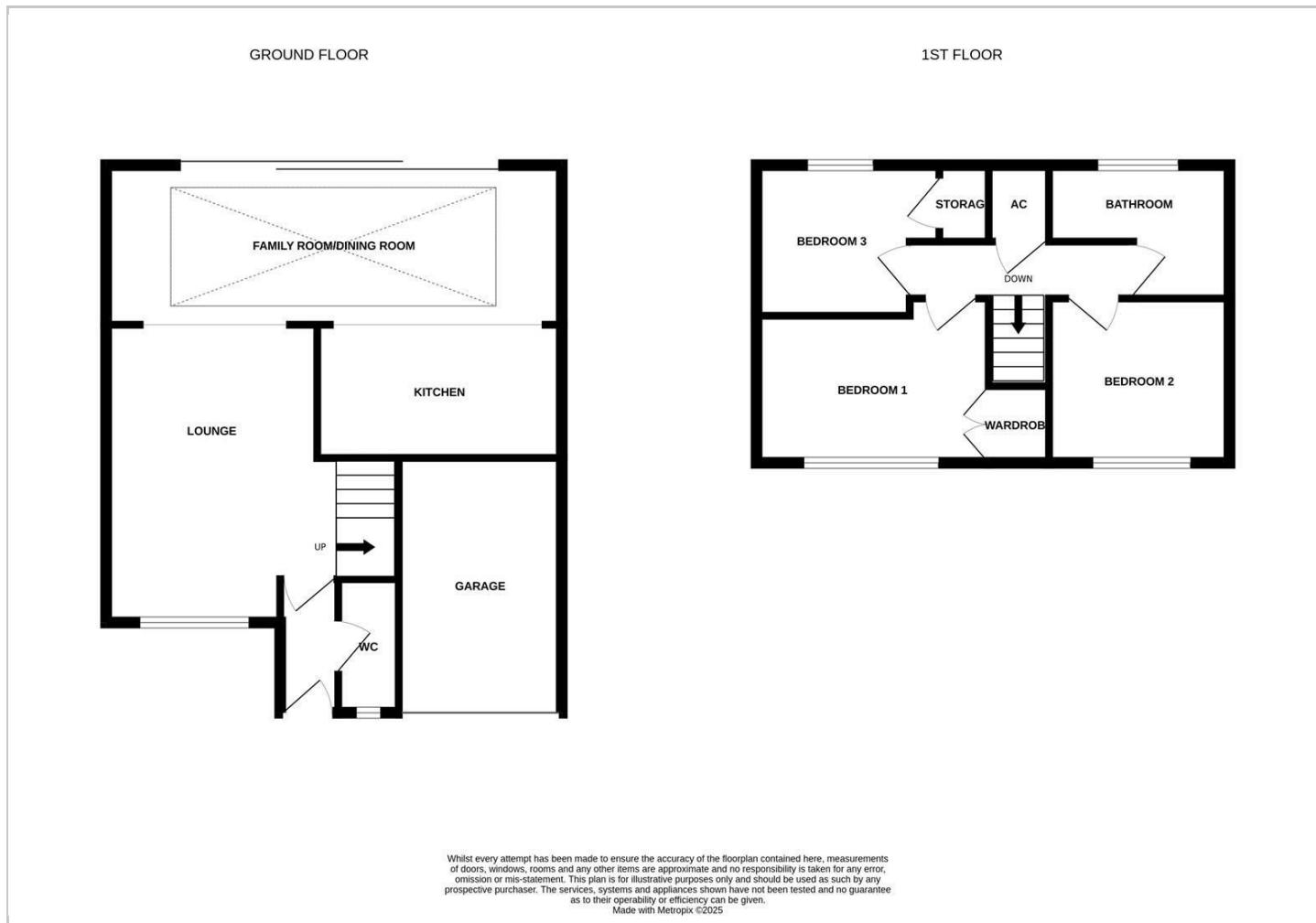


## Directions

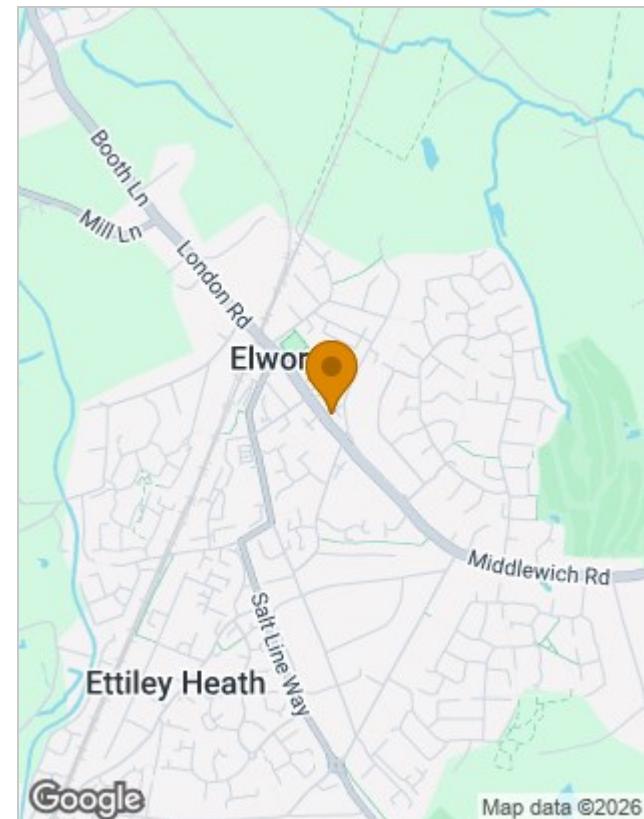




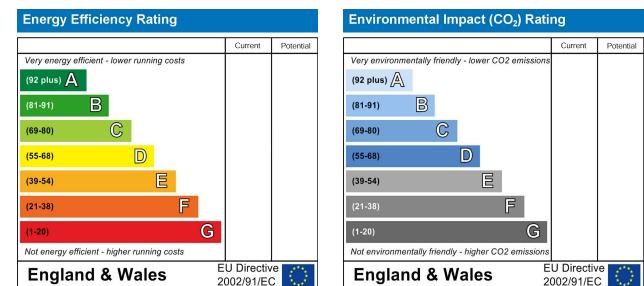
## Floor Plans



## 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.