



**GASCOIGNE
HALMAN**

4 ALDERLEY CLOSE, SANDBACH

THE AREAS LEADING ESTATE AGENT



4 ALDERLEY CLOSE, SANDBACH

£550,000

Spacious detached family home in a quiet cul-de-sac with 3 reception rooms, 5 bedrooms (master en-suite), modern kitchen, utility, ample storage, and close to schools and amenities.

Welcome to this impressive, detached family home set at the head of a quiet cul-de-sac in one of the area's most sought after locations. As you step inside, you'll immediately notice the sense of space that defines this property. The entrance hall leads you to three versatile reception rooms, perfect for family gatherings, entertaining friends, or simply relaxing at the end of a busy day. The living room is bright and welcoming, while the separate dining room offers a great spot for more formal occasions or Sunday lunches. There's also a flexible additional reception room (ideal as a playroom, snug, or home office) to suit your lifestyle needs. The kitchen is thoughtfully laid out with plenty of storage and workspace, making meal prep a breeze, and there's easy access to a handy utility area.

Upstairs, the home boasts five generous bedrooms, providing plenty of space for a growing family or visiting guests. The standout feature is the substantial master bedroom, which comes complete with its own en-suite, offering a private retreat after a long day. The remaining bedrooms are all well-proportioned and can easily accommodate double beds, desks, or extra storage as required. The family bathroom is both stylish and practical, with white fittings.



The property's location at the end of the cul-de-sac means you'll enjoy peace and privacy, with very little passing traffic, making it perfect for families. Local amenities, schools, and transport links are all within easy reach, so you'll have everything you need close by. This is a home that truly offers the best of both worlds: generous proportions, flexible living spaces, and a prime location. Whether you're looking for room to grow, space to entertain, or simply a place to call your own, this substantial detached house ticks all the boxes. Don't miss your chance to view this fantastic property and see for yourself everything it has to offer.

DIRECTIONS

CW11 1YX - Alderley Close, Sandbach

LOCATION

Sandbach is a pleasant, historic market town located in South East Cheshire. It has very efficient communications within close proximity of Junction 17 on the M6 motorway. It has its own railway station on the Crewe to Manchester mainline, providing rapid access to Manchester International airport. Crewe mainline station is only ten minutes away, making London under two hours away. Excellent educational facilities are catered for in both the state and private sector with Sandbach High School and Sixth Form College having a very good reputation. Sandbach town offers a good range of day to day shopping facilities. Leisure centres cater for most sporting requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East, council tax band F

ENERGY PERFORMANCE RATING

EPC Rating C

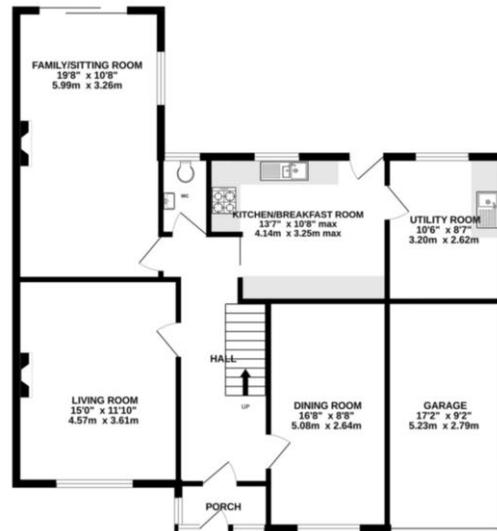
SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

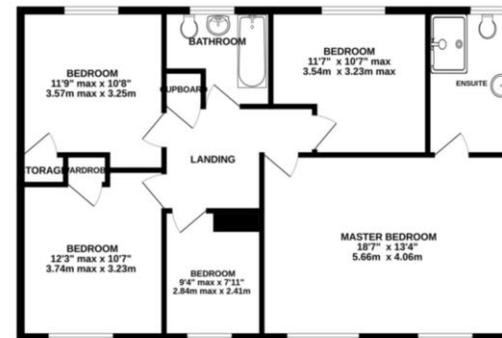
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1052 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA: 1926 sq.ft. (178.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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