

chris hamriding

lettings & estate agents



40 Hawthorne Drive, Sandbach, CW11 4JH

Offers In The Region Of £650,000

Take a moment to view our signature tour & immerse yourself in this wonderful, wonderful home!

Created by an artisan local builder, this property exudes exceptional craftsmanship and attention to detail in every square inch! This versatile, detached property has been completely renovated to a superb standard & offers the perfect opportunity to acquire a stunning home that is only a few minutes walk from the town centre of Sandbach along with its variety of day-to-day amenities & excellent local schooling.

Internally, there is a large lounge spanning over 24' in length with feature stove, herringbone LVT flooring throughout the majority of the ground floor, a spacious ground floor bedroom at the front of the home which has access to a 'Jack & Jill' en-suite that can also be accessed via bedroom three, this could be transformed into dressing area making a stunning ground floor suite!

The rear of the home is the epitome of modern living, with an open-plan living/kitchen diner that will truly be the envy of your friends & family - Complete with quality working surfaces, a gorgeous kitchen, A DRU gas stove and feature glazing framing the rear gardens beautifully. In addition there is a separate matching utility space and ground floor WC.

Upstairs, this entire floor is one large master suite, with walk-through dressing area, a wealth of built-in robes and an en-suite that is larger than most family bathrooms! Again, oozing quality with a designer sanitary suite with quality tiling and fittings.

Accommodation

Entrance Hall 25'5" x 5'3" (7.75 x 1.61)

Lounge 24'2" x 12'10" (7.37 x 3.92)

Bedroom Two 16'11" x 13'10" (5.17 x 4.23)

Jack & Jill En-suite 7'9" x 4'5" (2.38 x 1.37)

Bedroom Three 10'0" x 14'0" (3.07 x 4.27)

Open-Plan Living Kitchen/Diner 26'0" x 23'9" (7.93 x 7.25)

Utility 13'0" x 8'10" (3.97 x 2.71)

Ground Floor WC 5'2" x 3'1" (1.59 x 0.95)

Master Bedroom 20'2" x 16'6" (6.15 x 5.03)

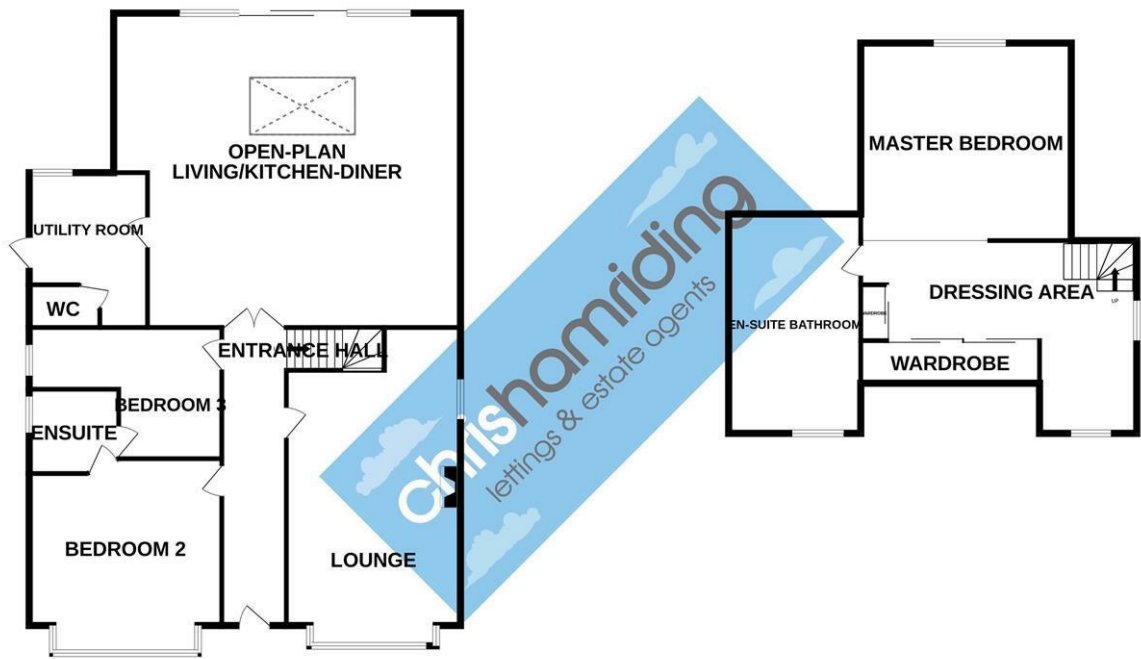
Dressing Area 22'10" x 14'8" (6.97 x 4.49)
(including wardrobe recess)

En-suite 15'11" x 9'8" (4.86 x 2.95)

Detached Garage 19'1" x 11'2" (5.82 x 3.42)

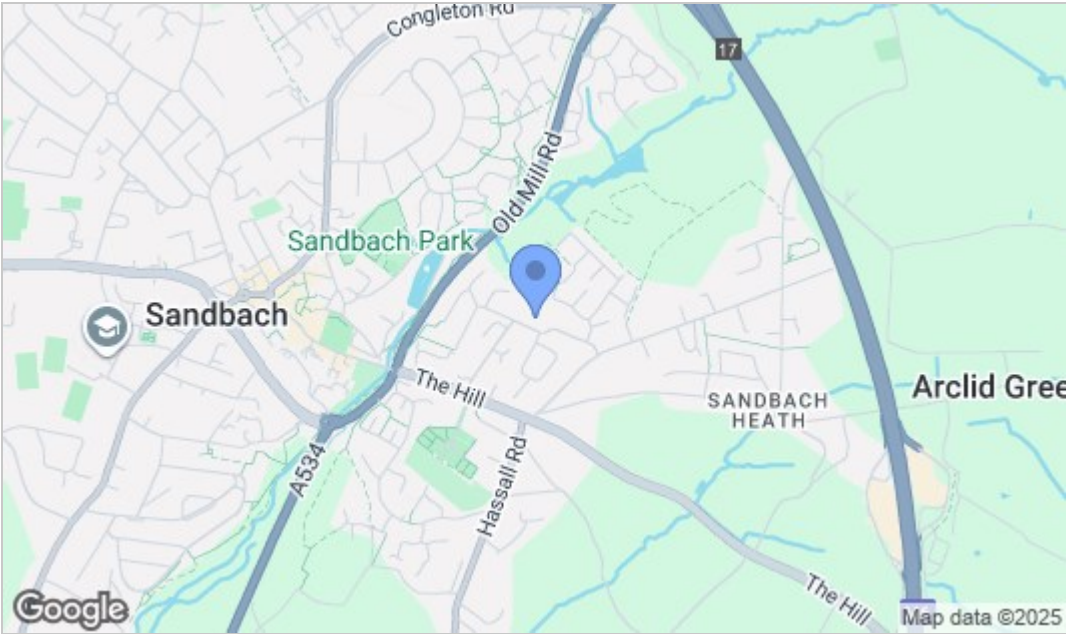
Floor Plan

GROUND FLOOR

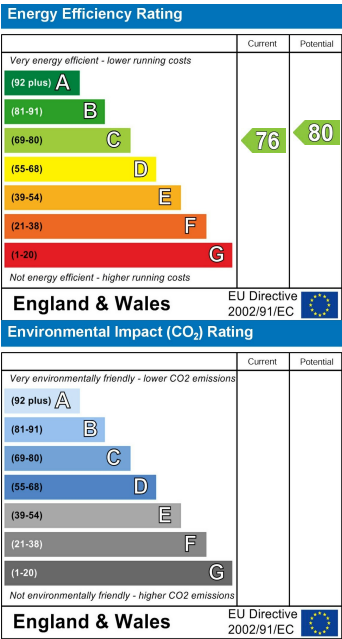


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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