

STEPHENSON BROWNE

Blenheim Park, Sandbach

CW11 4QJ

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Offers Over £575,000

DESCRIPTION

Blenheim Park, An Exceptional Five Bedroom Detached Family Home

Situated within a highly sought-after cul-de-sac, this impressive five-bedroom detached family home offers extensive accommodation arranged over three spacious floors, making it ideal for modern family living.

The property has been thoughtfully extended to the rear, creating a stunning open-plan kitchen diner and family living area. Finished to a high specification, the kitchen features sleek cabinetry, premium integrated appliances and a generous central island, perfect for both everyday living and entertaining. Skylight windows and bi-folding doors from the lounge and family area flood the space with natural light and provide seamless access to the south-facing rear garden.

There are five double bedrooms in total, including two with luxurious refitted en-suite shower rooms, alongside a family bathroom and convenient downstairs cloakroom. The spacious second-floor bedroom offers excellent versatility and could be used as a guest suite, home office or playroom. Ample storage solutions can be found throughout the home.

Outside, the landscaped rear garden enjoys a decked seating area, ideal













for alfresco dining, together with a well-maintained lawn bordered by mature planting. To the front, a driveway provides off-road parking for several vehicles and leads to the integral double garage.

Conveniently located close to the town centre and within easy reach of highly regarded primary and secondary schools, this outstanding home combines generous living space, excellent outdoor areas and a fantastic family-friendly location.













ROOM DESCRIPTIONS

Entrance Hall
5'4" x 15'4"

Lounge
16'0" x 13'11"

Kitchen Diner / Living Area
17'6" x 22'0"

Dining Room
9'7" x 15'11"

Utility
7'4" x 6'9"

Cloakroom
6'2" x 6'9"

Bedroom One
10'6" x 19'5"

Ensuite
4'5" x 8'2"

Bedroom Two
12'2" x 12'4"

Ensuite (Bedroom Two)
3'9" x 7'9"

Bedroom Three
8'0" x 12'0"

Bedroom Four
12'3" x 8'5"

Bedroom Five
13'9" x 23'11"

Double Garage
15'8" x 16'4"

Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.













AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

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We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.





























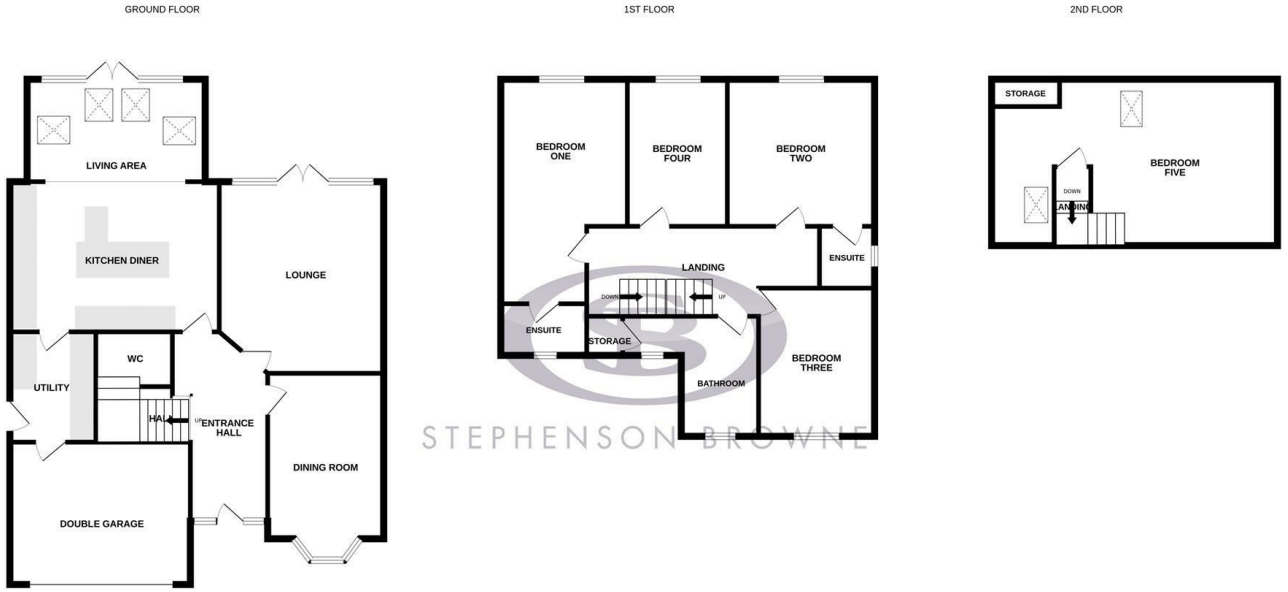


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Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

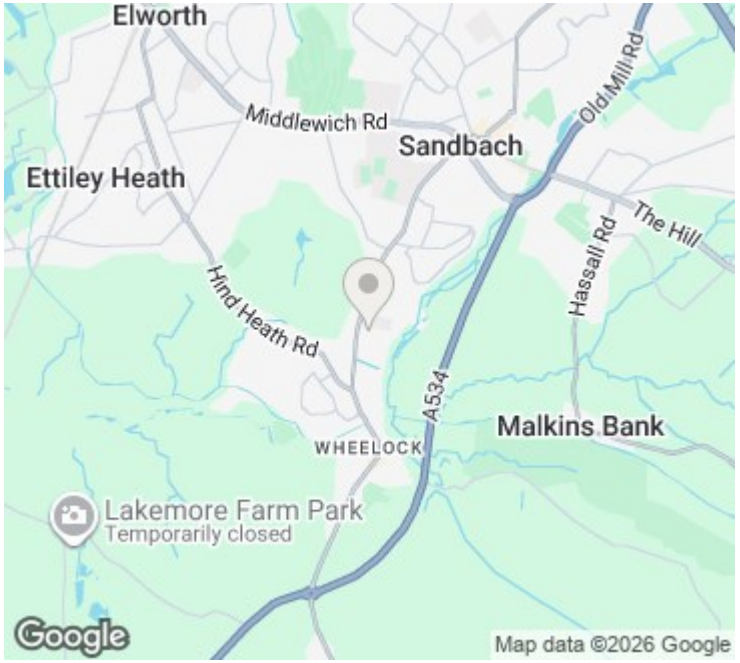
Floorplans



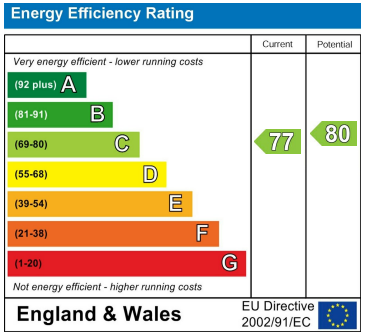
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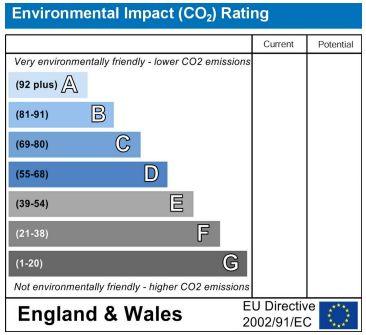
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



EPC Rating





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