



STEPHENSON BROWNE

## Blenheim Park, Sandbach

CW11 4QJ



**Asking Price £625,000**

## 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.

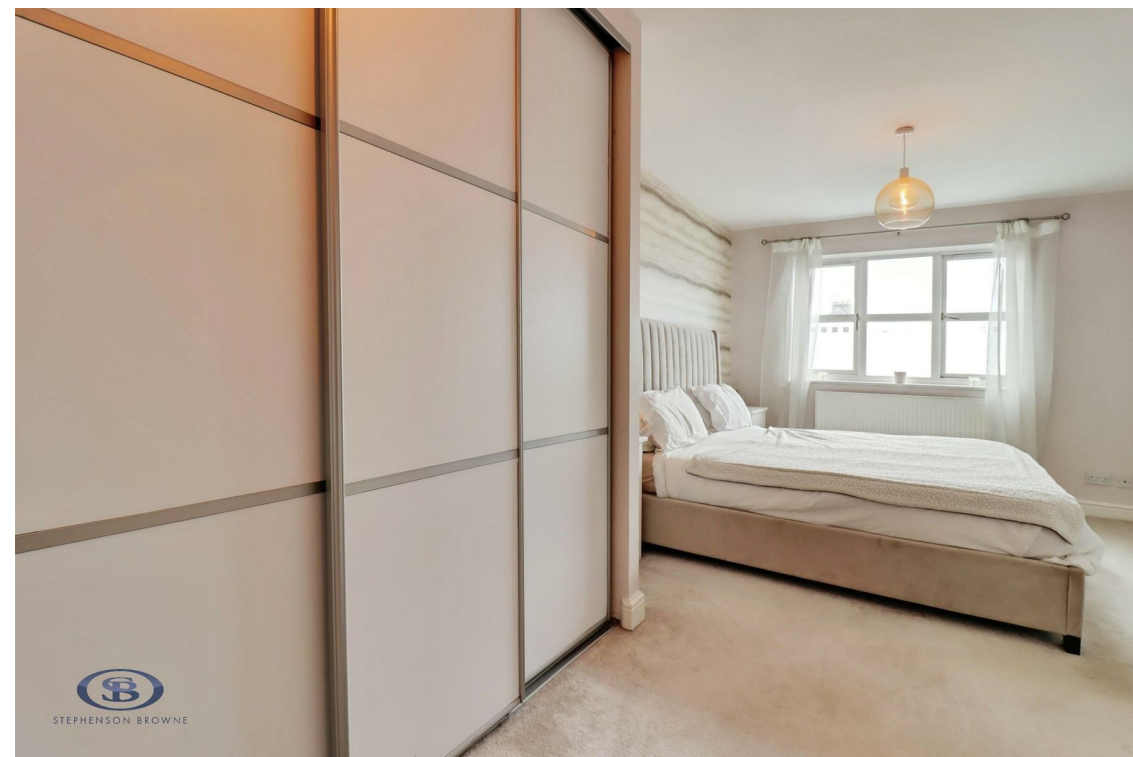
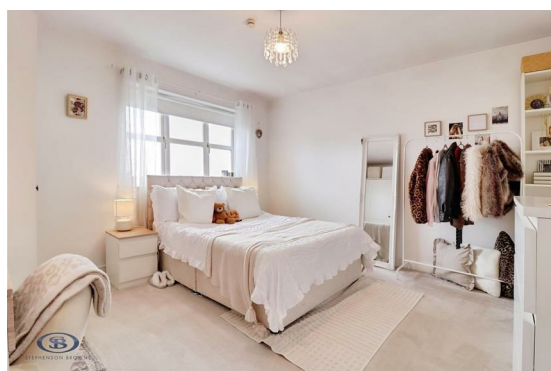
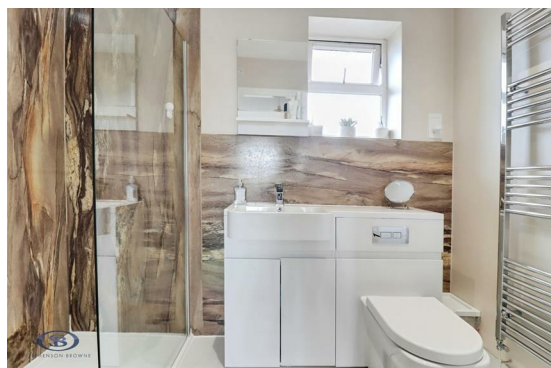
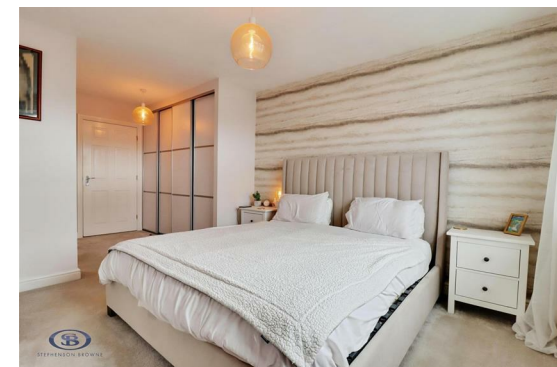


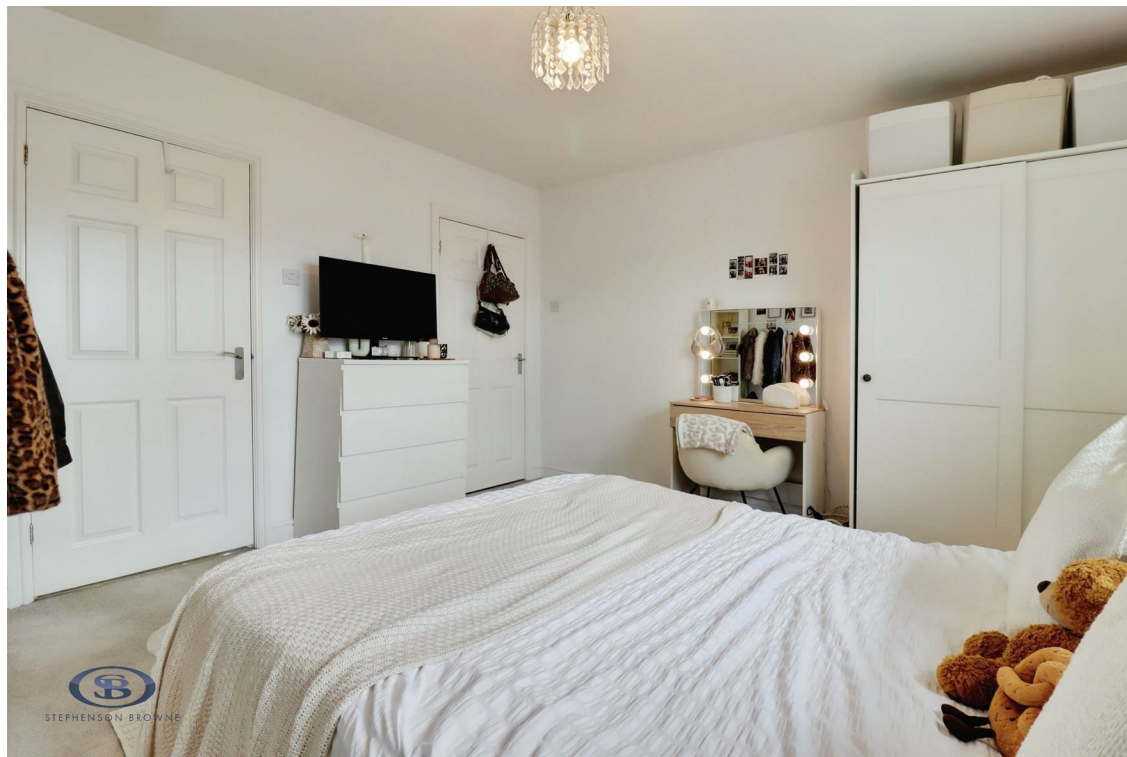
### **AML Disclosure**

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### **Why Choose SB Sandbach To Sell Your Property?**

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.









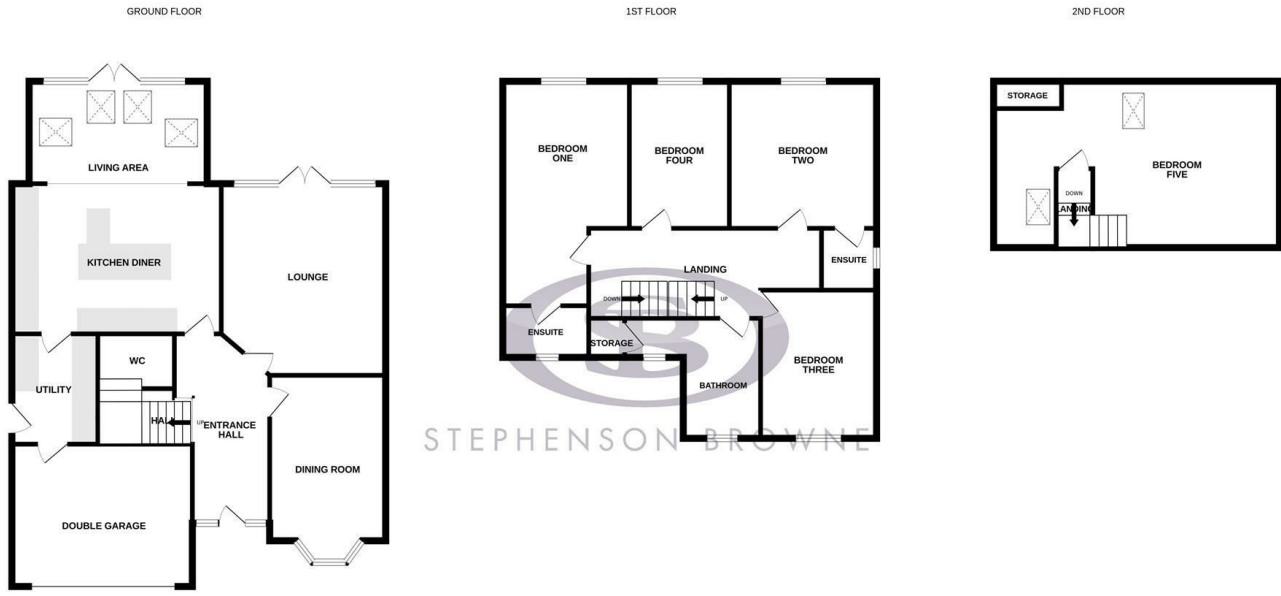


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## **Viewing**

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

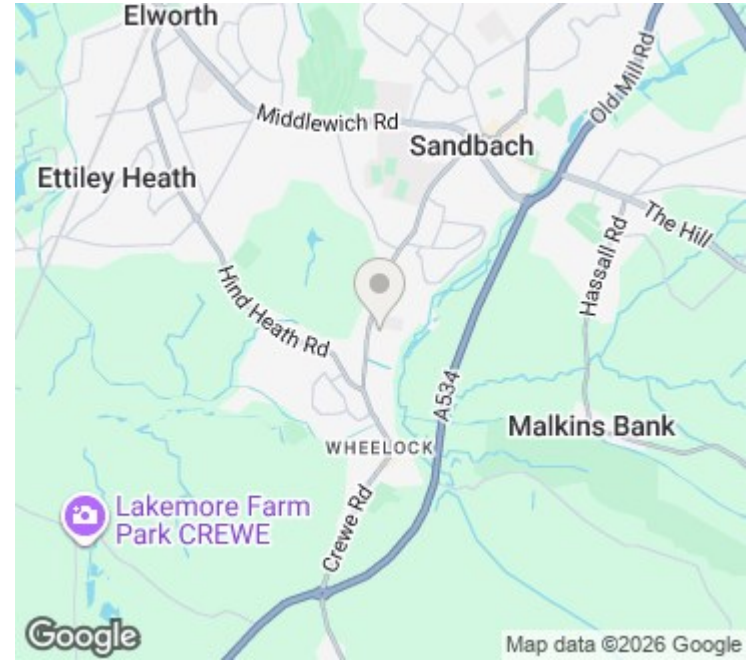
# Floorplans



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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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>	<b>80</b>
			<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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