

Lewis  
King



17 Patrons Drive, Sandbach, CW11 3AS

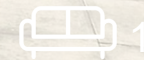
£260,000



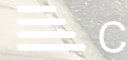
4



2



1



C





Lewis  
King



£260,000

# 17 Patrons Drive

Sandbach, CW11 3AS

- Four bedroom semi-detached
- Low maintenance rear garden
- No Onward Chain
- Off-road parking and EV charger
- Two bathrooms plus WC
- Family-friendly estate
- Leasehold home
- Council tax band C

This standout four-bedroom semi-detached home has been meticulously refined to offer much more than your standard modern build! From the curb, the convenience of a private two-car driveway—complete with a ready-to-use EV charging point—sets the tone for a home that is as forward-thinking as it is stylish.

Step inside to discover a ground floor designed for both comfort and entertaining. The heart of the home is undoubtedly the upgraded kitchen, which boasts high-quality solid wood cabinetry topped with elegant granite worktops. For those who love a seamless look, the space is fully equipped with integrated appliances, including a fridge/freezer, washing machine, dishwasher, and a double oven. Moving through to the expansive lounge and diner, the atmosphere is instantly welcoming, centered around a charming living flame gas fireplace that provides a cozy focal point for chilly evenings. The entire property is further elevated by the inclusion of premium plantation blinds, offering a sophisticated aesthetic and excellent privacy throughout.

The thoughtful layout continues upstairs, where four well-proportioned bedrooms await. The principal suite is a true retreat, featuring its own private ensuite shower room. Clever storage solutions are a hallmark of this home, with bedrooms two, three, and four all benefiting from high-quality fitted wardrobes, ensuring every family member has ample space to stay organized. A modern family bathroom serves the remaining bedrooms, rounding out a first floor that feels bright and airy.

Outside, the property maintains its polished appeal, situated in a community-focused neighborhood known for its proximity to local amenities and excellent transport links. This is a rare opportunity to secure a "turn-key" property where every detail, from the granite finishes to the bespoke window shutters, has been carefully considered.







Directions

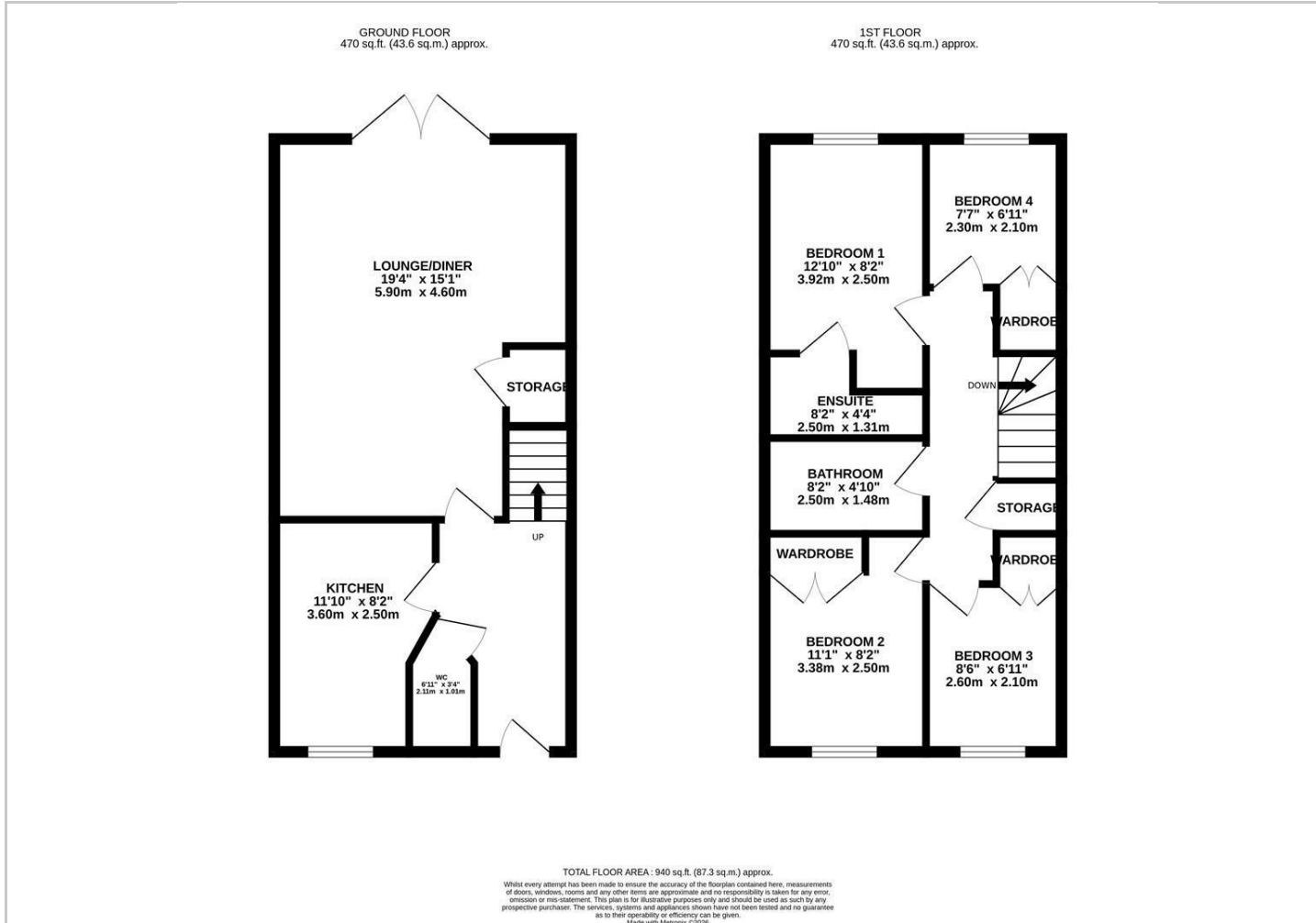




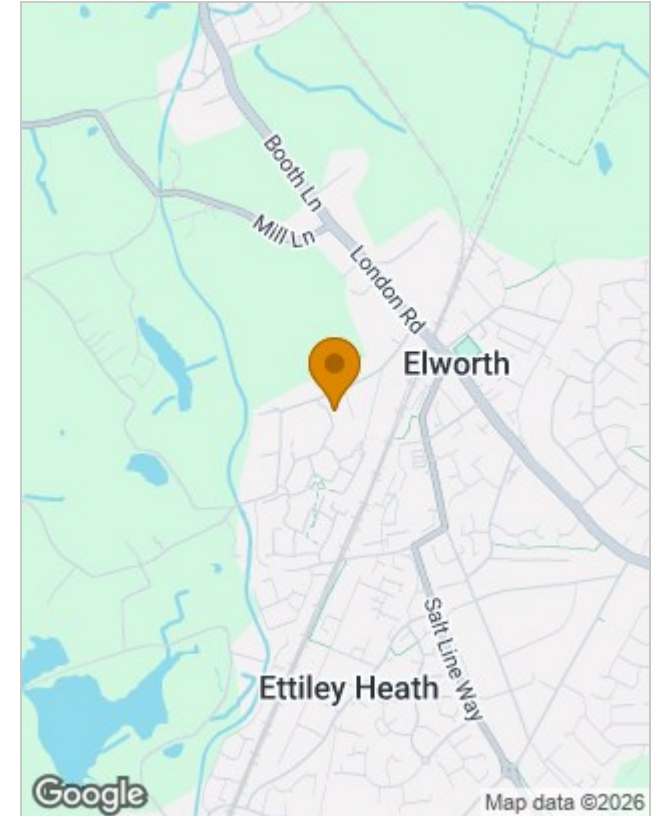




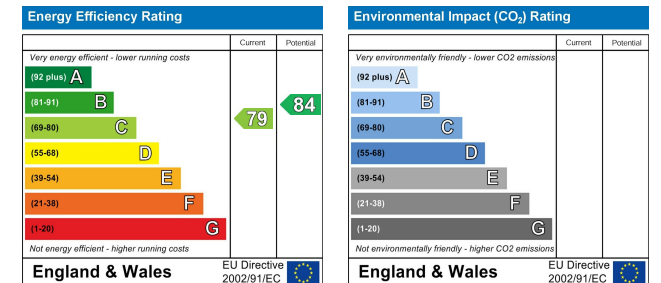
## Floor Plans



## 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.