

Lewis  
King



15 Larch Drive, Sandbach, CW11 4LD

£325,000



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# 15 Larch Drive

Sandbach, CW11 4LD

- Modern Family Home
- Corner Plot with Detached Garage
- Freehold Home
- Two Bathrooms plus Downstairs WC
- Walking Distance to Sandbach Town Centre
- Three Large Bedrooms
- Council Tax Band D
- Quiet and Family-Friendly Estate

This beautifully presented and modern detached home offers the perfect balance of semi-rural tranquility and town-centre convenience. Situated just a short, scenic stroll from open Cheshire countryside, you are also a convenient ten-minute walk from the historic cobbled square of Sandbach, boasting its excellent choice of independent shops, popular eateries, and daily amenities.

Positioned proudly on a generous corner plot, the property immediately impresses with its superb curb appeal, featuring an expansive garden space and the invaluable addition of a detached single garage with ample off-road parking.



## The Accommodation





Directions





LOGIC  
COMBI BUST 25

80

RESTART

1/2/2022

Decorative shelves with heart-shaped items and a white container.

Light switch

Light switch

Power outlet

Toilet

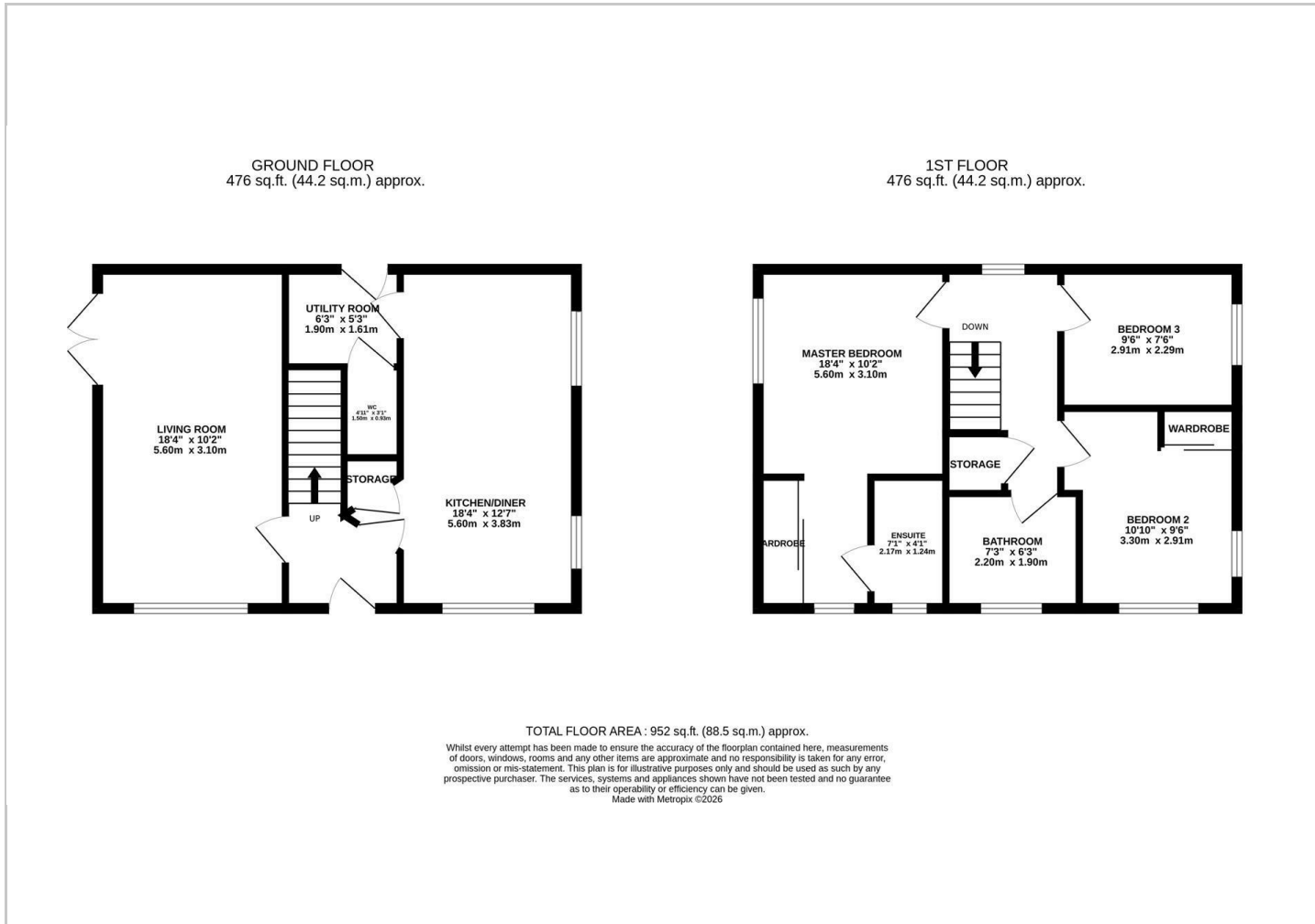
Sink with towel hanging on the side

Small shelf with a potted plant and soap

Round mirror

Decorative hanging plant

## Floor Plans

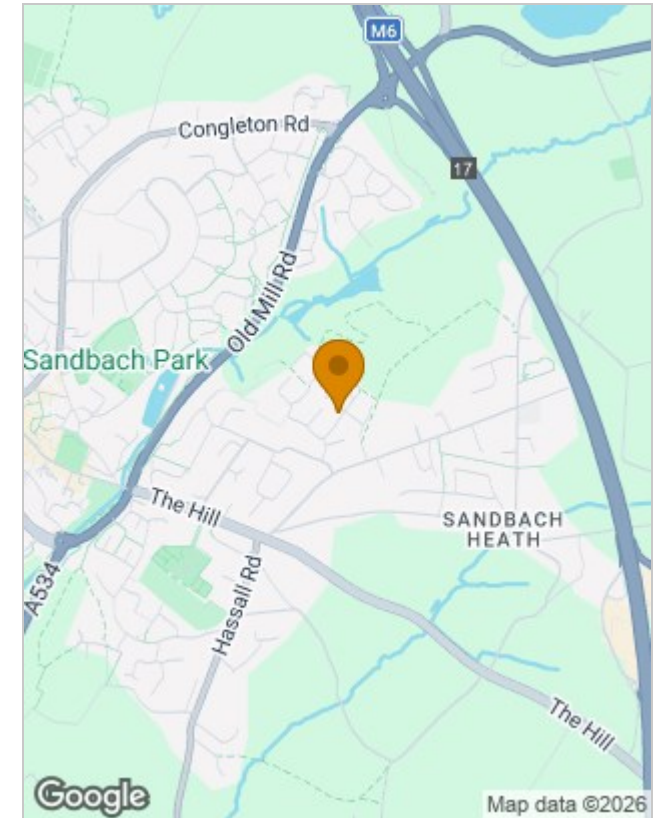


## Viewing

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.

## Location Map



## Energy Performance Graph

