

Lewis
King



Kingfisher Crescent, Sandbach, CW11 3AX

£345,000





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- Four Bedroom Family Home
- Utility Room
- Large Garden
- Close to Canal and Open Countryside
- Freehold
- Off-Road Parking and Garage
- Family-Friendly Estate
- Council Tax Band D

An immaculately presented family home on a popular and quiet estate on the outskirts of Sandbach, this lovely home boasts a large rear garden and four spacious bedrooms in addition to ample amounts of living space. A perfect find for the modern family!

Found on a family-friendly estate and with the property itself set back from the main thoroughfare offering a safe and private outlook, there is off-road parking for two vehicles and a single integral garage can be accessed via an electric up and over door. The home is entered via a spacious Hallway with stairs leading to the first floor, ground floor WC off, and an internal door also leading into the garage. Further into the home you will then find a large Lounge with enough space for the largest of furniture and double doors leading through to a huge Kitchen/Diner. The Kitchen/Diner enjoys French doors leading out to the garden, tiled flooring, under stairs storage cupboard, and integrated appliances including a Zanussi double oven, 4 ring gas hob, fridge/freezer, and dishwasher. The ground floor is completed by a separate Utility Room with an external side door, range of base units including a stainless-steel sink unit and space and plumbing for a washing machine and dryer.

On the first floor the Master Bedroom is located to the front elevation and boasts fitted wardrobes and access to a shower room ensuite, plus there are three other spacious bedrooms with the second and third being sizeable double bedrooms and the second also enjoying built-in storage, and the fourth bedroom a large single which would make excellent use as a home office or nursery. The accommodation is completed by a three-piece suite family bathroom to the rear elevation with panelled bath, pedestal sink, and low-level WC, plus tiled splash backs on the wall.

To the rear of the property there is large garden with decked seating area and spacious lawn and well-maintained flower bed borders plus hard standing for a garden shed.



Ground Floor

Lounge 11'5" x 14'5" (3.5 x 4.4)

Kitchen/Diner 21'3" x 9'10" (6.5 x 3)

Utility Room 7'10" x 5'6" (2.4 x 1.7)

First Floor

Bedroom One 11'5" x 13'9" (3.5 x 4.2)

En-suite 6'2" x 5'10" (1.9 x 1.8)

Bedroom Two 8'2" x 13'9" (2.5 x 4.2)

Bedroom Three 7'10" x 10'9" (2.4 x 3.3)

Bedroom Four 7'6" x 10'9" (2.3 x 3.3)

Bathroom 7'6" x 6'6" (2.3 x 2)



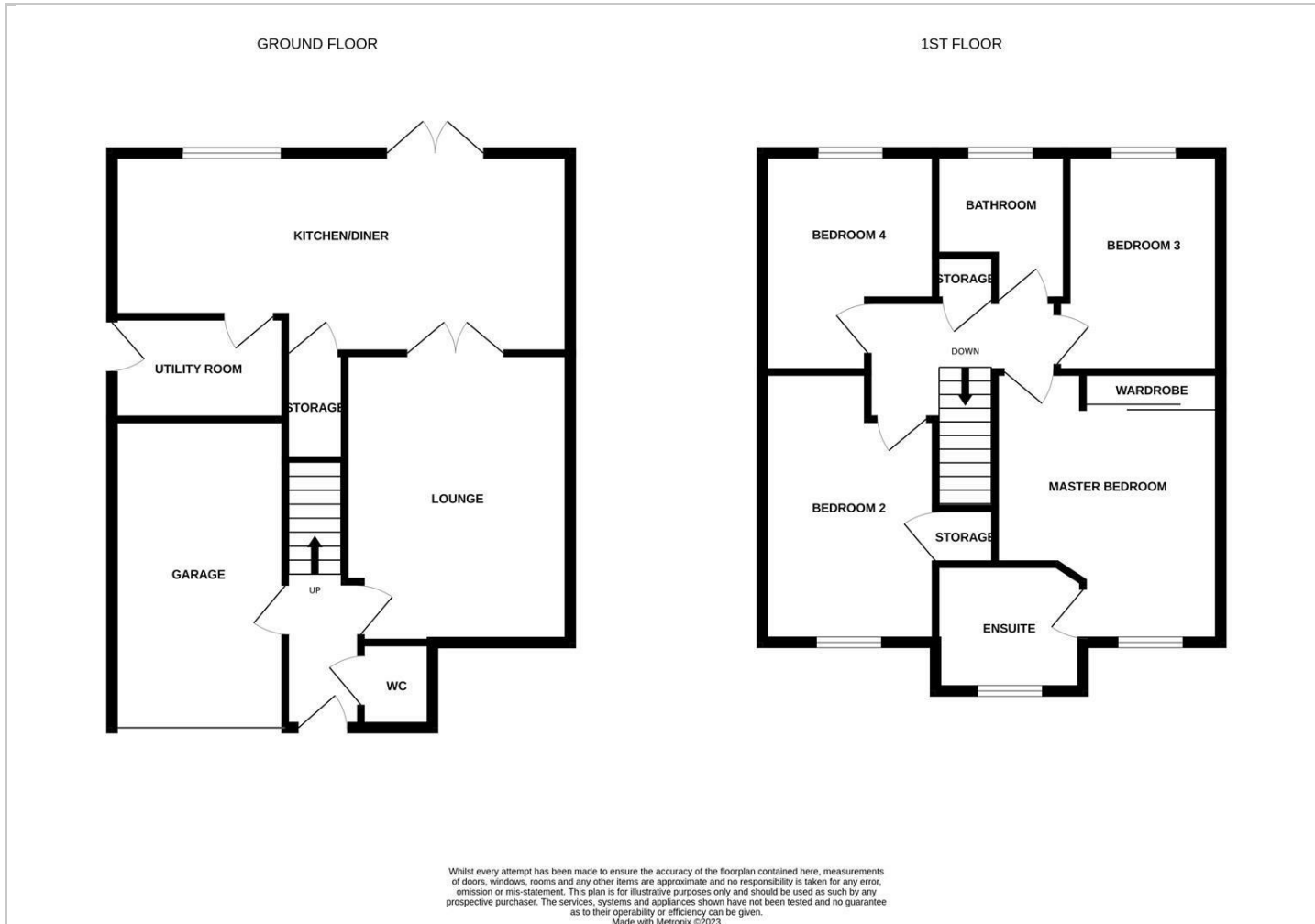


Directions





Floor Plans

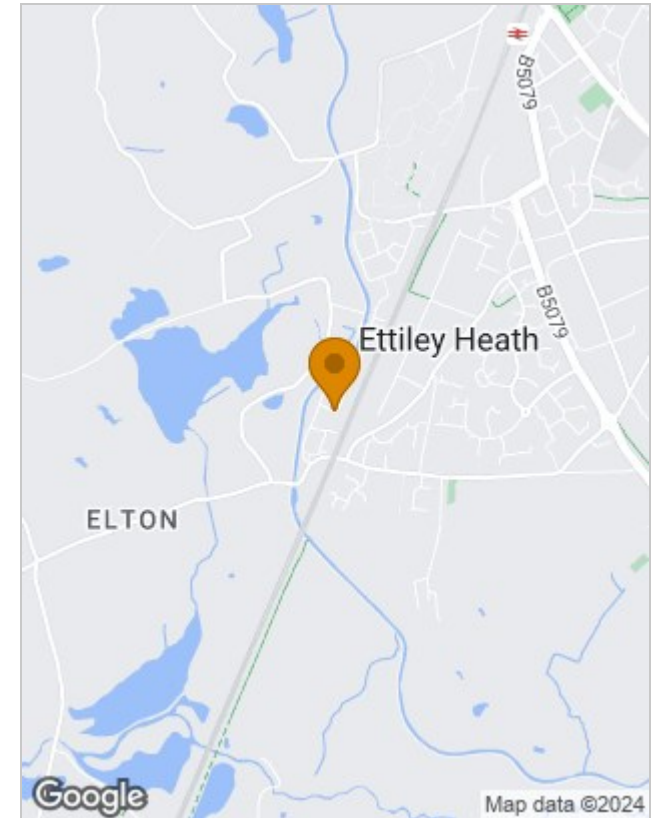


Viewing

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

