

Lewis  
King



Barnton Way, Sandbach, CW11 3DF

£300,000





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# Barnton Way

Sandbach, CW11 3DF

- Spacious Family Home
- Close to Countryside
- Two Bathrooms Plus WC
- Council Tax Band D
- No Onward Chain
- Quiet Estate Location
- Four Bedrooms
- South-Facing Garden
- Freehold

## \*NO ONWARD CHAIN\*

Beautifully presented and with accommodation set over three floors this superb home offers space for all the family and then some! Boasting a south-facing garden, huge master bedroom with en-suite and built-in wardrobes, two double bedrooms and a fourth single bedroom on the first floor, and a detached garage with off-road parking in front, this lovely home is sure not to be around for long and early viewing comes highly recommended!

Found on a quiet and family-friendly estate in the heart of the ever-popular village of Wheelock, this property is only a short drive to Sandbach town centre and a few minutes' walk from some picturesque countryside walks, plus is in the catchment area for multiple primary schools and both Sandbach secondary schools.

On the ground floor the property is entered via a wide and bright entrance hall with access off to a WC, large kitchen/diner including integrated double oven, 5 burner gas hobs, fridge, freezer, dishwasher, and washing machine, and finally a huge lounge with French doors leading to the south-facing garden.

To the first floor there are two double bedrooms and a fourth single bedroom which would make ideal use as a home office or nursery, plus a three-piece suite family bathroom with floor to ceiling splash back tiles and shower over the bath.

Finally on the second floor you will find yourself in a spectacular master bedroom with windows to both the front and rear elevations, built-in sliding door double wardrobe, and access off to a shower room en-suite.

To arrange a viewing of this stunning home or for more information please contact Lewis King at your earliest convenience!



## Ground Floor

**Kitchen/Diner**

10'2" x 13'5" (3.1 x 4.1)

**Lounge**

17'4" x 12'5" (5.3 x 3.8)

## First Floor

**Bedroom Two**

10'5" x 13'5" (3.2 x 4.1)

**Bedroom Three**

10'5" x 12'1" (3.2 x 3.7)

**Bedroom Four**

6'10" x 10'2" (2.1 x 3.1)

**Bathroom**

6'6" x 6'2" (2 x 1.9)

## Second Floor

**Bedroom One**

14'1" x 20'11" (4.3 x 6.4)

**En-suite**

5'2" x 9'2" (1.6 x 2.8)



Directions





## Floor Plans

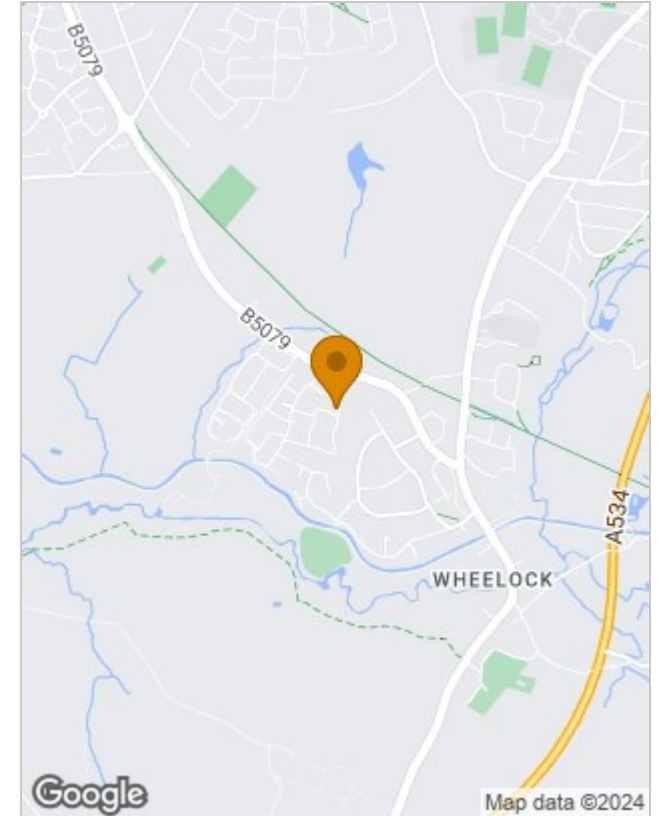


## Viewing

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

