



5 Foxglove Avenue
CW11 3TJ
£385,000



4



2



1



A superb four bedroom, detached family home finished to the highest of standards with off road parking and well planned accommodation.

Agents Remarks

Situated on arguably the most popular development in Sandbach this four bedroom detached house is designed with both practicality and style at its core. The property is filled with all of the latest features that the modern family could need, while the contemporary, elegant interiors mean you can enjoy them in luxury.

Internally the accommodation is spacious and well planned and briefly comprises; Entrance Hall, Lounge, a spacious Dining Kitchen with integrated appliances and Quartz work-surfaces. There is also a useful Utility cupboard and the Cloakroom completes the ground floor accommodation. The first floor comprises the master bedroom with an en-suite shower room and fitted wardrobes, three further bedrooms and a family bathroom.

Externally there is a tarmac driveway for off road parking, and at the rear is the private garden with decking and a lawn area and it also benefits from a modern and versatile Garden Room.

Finished to the highest of standards throughout we would highly recommend arranging a viewing to appreciate the space on offer in this contemporary family home.

Location

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

ACCOMMODATION

Entrance Hallway

Composite front door with frosted panel, two ceiling light points, smoke alarm, Karndean wood effect flooring, bespoke under stairs storage cupboard, storage cupboard, radiator.

Lounge

11'1" x 19'7" (3.379 x 5.978)

UPVC double glazed window to the rear elevation, UPVC double glazed doors leading out to the garden, two ceiling light points, tv point, radiator, bespoke fitted wall unit with oak surfaces, wood effect Karndean flooring.

Kitchen/Dining Room

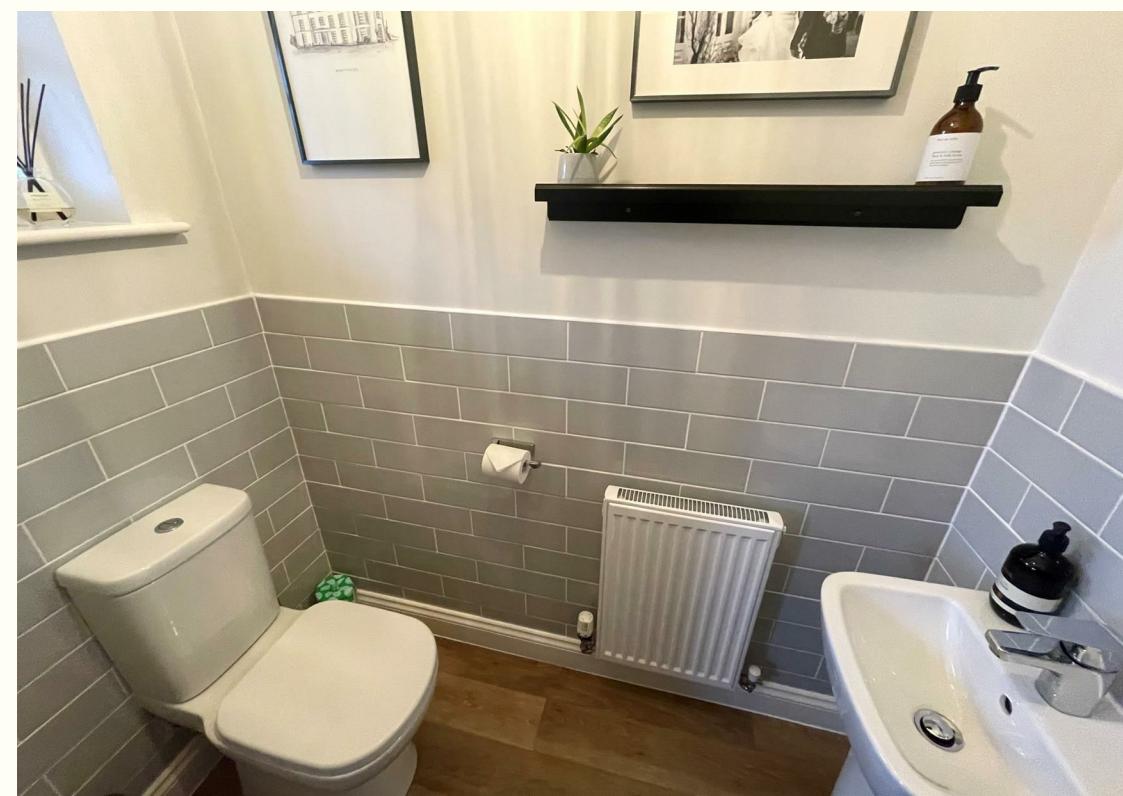
11'6" x 18'3" to the maximum (3.511 x 5.578 to the maximum)

UPVC double glazed window to the front elevation with wooden plantation shutters, a good range of green wall and base units with Quartz work surface over, undermount inset 1.5l bowl ceramic sink with mixer tap over, integrated oven with microwave and integrated oven with warming drawer, integrated five ring induction hob with extractor fan over, integrated full length fridge, integrated under counter freezer, integrated dishwasher, integrated refuse bin, spotlighting, under counter lighting and plinth lighting, three wall lights, ceiling light point, smoke alarm, tv point, radiator, wood effect Karndean flooring.

Cloakroom

3'0" x 5'10" (0.938 x 1.802)

Low level WC, Karndean wood effect flooring, pedestal wash hand basin with mixer tap, partly tiled walls, radiator, UPVC double glazed frosted window to front elevation, ceiling light point, extractor fan.





Utility Cupboard

Space and plumbing for washing machine, wall mounted Worcester gas combination boiler, shelving, ceiling light point, extractor fan.

FIRST FLOOR

Landing

Ceiling light point, smoke alarm, access to boarded extensive loft with drop down ladder, UPVC double glazed frosted window to the side elevation, storage cupboard.

Bedroom One

12'4" x 10'10" (3.764 x 3.314)

UPVC double glazed window to the rear elevation, radiator, ceiling light point, fitted wardrobes with white gloss doors.

En-Suite

6'2" x 5'2" (1.905 x 1.599)

Low level WC, pedestal wash hand basin with mixer tap, fully tiled shower enclosure with mixer shower over, chrome ladder style radiator, spot lighting, extractor fan, UPVC double glazed window to the side elevation, wood effect Karndean flooring, shaver point.

Bedroom Two

10'9" x 10'10" (3.280 x 3.326)

UPVC double glazed window to the front elevation, radiator, ceiling light point.

Bedroom Three

8'6" x 11'4" (2.607 x 3.460)

UPVC double glazed window to the rear elevation, radiator, ceiling light point.

Bedroom Four

8'11" x 9'8" to the maximum (2.719 x 2.949 to the maximum)

UPVC double glazed window to the rear elevation, radiator, ceiling light point.

Bathroom

5'6" x 6'2" (1.700 x 1.882)

Low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer and waterfall shower over, partly tiled walls, chrome ladder style radiator, spot lighting, extractor fan, shaver point, wood effect Karndean flooring.

OUTSIDE

Front

Tarmac driveway, laid to lawn area.

Rear

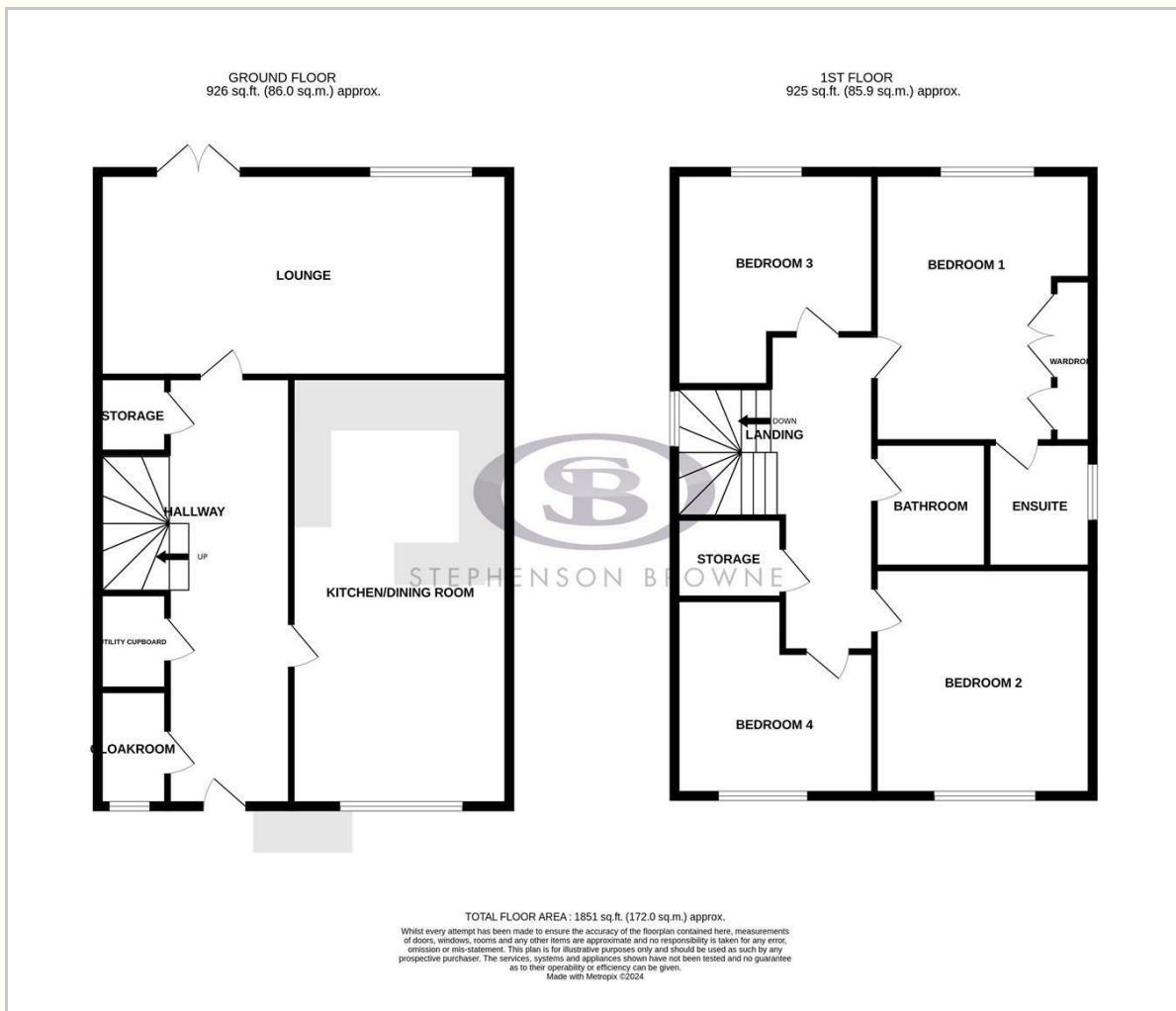
Decking, laid to lawn, sheltered lean-to area for storage, fence boundaries, gate leading to front.

Garden Room

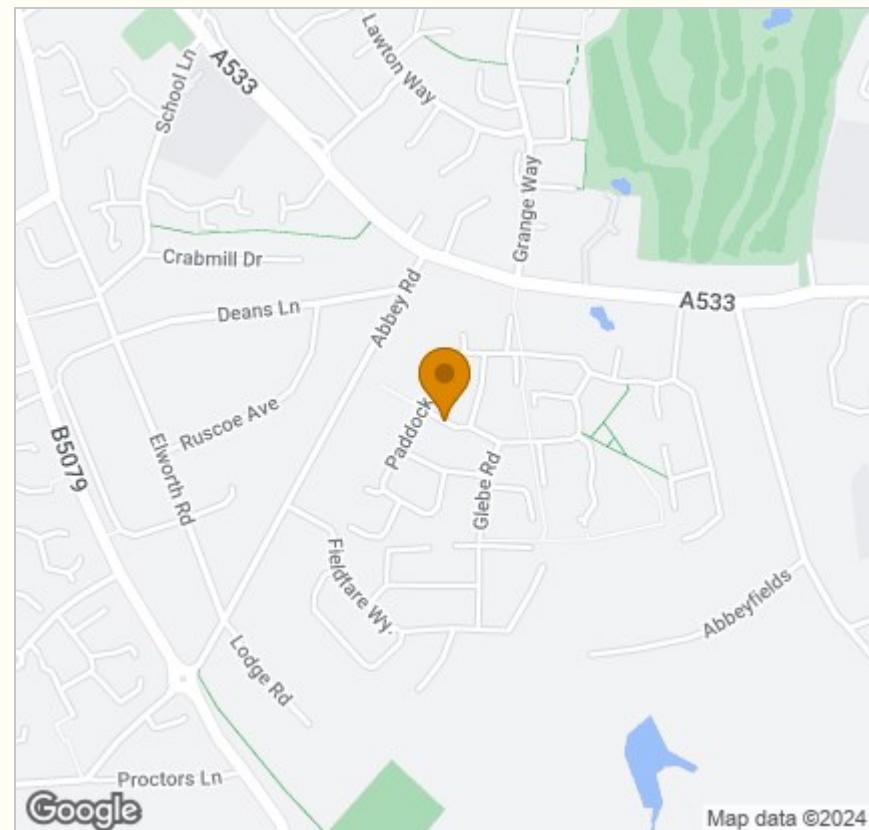
Spot lighting inside and out, UPVC double glazed windows and doors to the front elevation, wood effect vinyl flooring, storage shed.



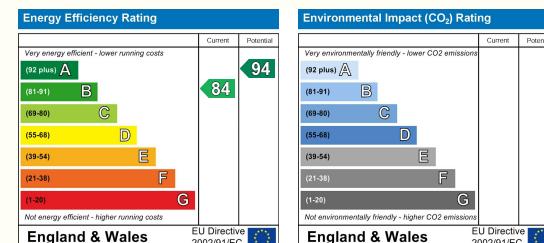
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. Referring to: Move with Us Ltd Average Fee: £123.64

38 High Street, Sandbach, CW11 1AN

T: 01270 763200 E: sandbach@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk