



**24 Irelands Croft Close**

CW11 1JQ

**Asking Price £395,000**



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STEPHENSON BROWNE

Found within walking distance of Sandbach Town Centre and a stones throw away from popular schools is this four bedroom, detached family home which boasts well planned accommodation, stylish interior and open views to the rear.

In brief the property comprises; entrance hall, a great size lounge, a modern open plan kitchen and dining room, utility room and cloakroom, with LVT flooring through downstairs. To the first floor there are four bedrooms, with the master benefitting from an ensuite, and a family bathroom.

Externally, the tarmac driveway provides off road parking and access to the garage, and at the rear there is a great sized garden with a bark play area. Indian stone patio and lovely, peaceful views over fields. To appreciate everything this property has to offer, a viewing comes highly recommended!

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.



## Entrance Hallway

Composite front door with frosted panel, wooden effect vinyl flooring, ceiling light point, smoke alarm, stairs to first floor.

## Lounge

11'9" x 15'2"

UPVC double glazed window to the front elevation, ceiling light point, radiator, under-stairs storage cupboard, TV point, Hive thermostat.

## Kitchen/Dining Room

17'2" x 11'5" to the maximum

A good range of grey fronted wall and base units with contrasting work-surface over, inset one-and-a-half bowl stainless steel sink unit with drainer and mixer tap over, integrated fridge/freezer, integrated dishwasher, integrated Zanussi oven, integrated Zanussi microwave, four ring Whirlpool gas hob with Zanussi extractor fan over, spot lighting, UPVC double glazed window to the rear elevation, UPVC double glazed double doors leading out to the garden, ceiling light point, well defined space for table and chairs, TV point, wooden effect vinyl flooring. Open archway into:

## Utility Room

6'3" x 6'10"

Grey base units with laminate work surface over, inset stainless steel sink with mixer tap and drainer, space and plumbing for washing machine and tumble dryer, ceiling light point, extractor fan, UPVC double glazed window to the side elevation, wooden effect vinyl flooring, composite rear door with frosted panel.

## Cloakroom

3'0" x 6'5"

Wall hung WC, corner wash hand basin with mixer tap over, ceiling light point, radiator, wooden effect vinyl flooring.

## FIRST FLOOR

### Landing

Two ceiling light points, two storage cupboards, smoke alarm, access to the loft space.

### Bedroom One

10'10" x 11'8"

UPVC double glazed window to the rear elevation, three ceiling light points, radiator, door into:

### En-Suite

4'9" x 7'5"

Tile effect vinyl flooring, wall hung WC, wall mounted wash hand basin with mixer tap, fully tiled shower enclosure with mixer shower over and folding glass door, partly tiled walls, spot lighting, chrome ladder style radiator, UPVC double glazed frosted window to the rear elevation, extractor fan.

### Bedroom Two

12'4" x 8'8"

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

### Bedroom Three

8'4" x 11'11"

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

### Bedroom Four

7'2" x 11'1"

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

### Family Bathroom

6'6" x 6'3"

Tile effect vinyl flooring, wall hung WC, wall mounted wash hand basin with mixer tap, panel bath with mixer shower over, partly tiled walls, spot lighting, chrome ladder style radiator, UPVC double glazed frosted window to the front elevation, extractor fan.

## OUTSIDE

### Front

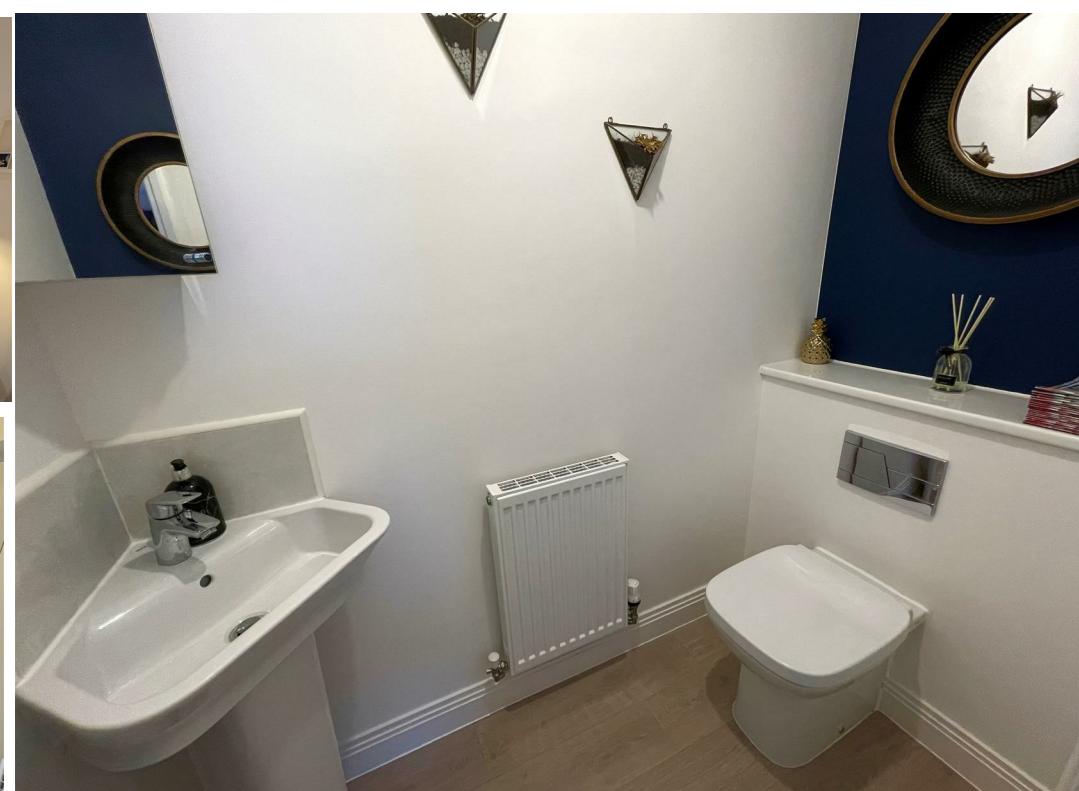
Small lawn area, tarmac driveway, up and over door to the garage.

### Rear

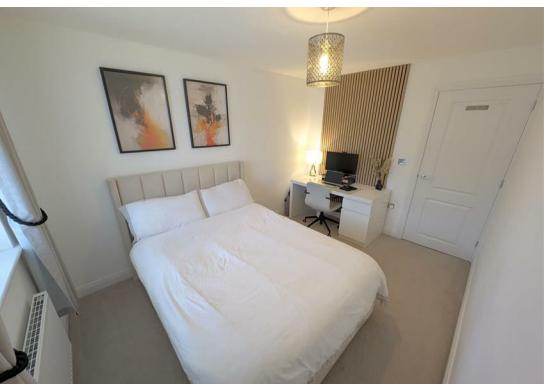
Patio area, mostly laid to lawn, Indian stone patio area with pergola, bark play area, fenced boundaries.

### Garage

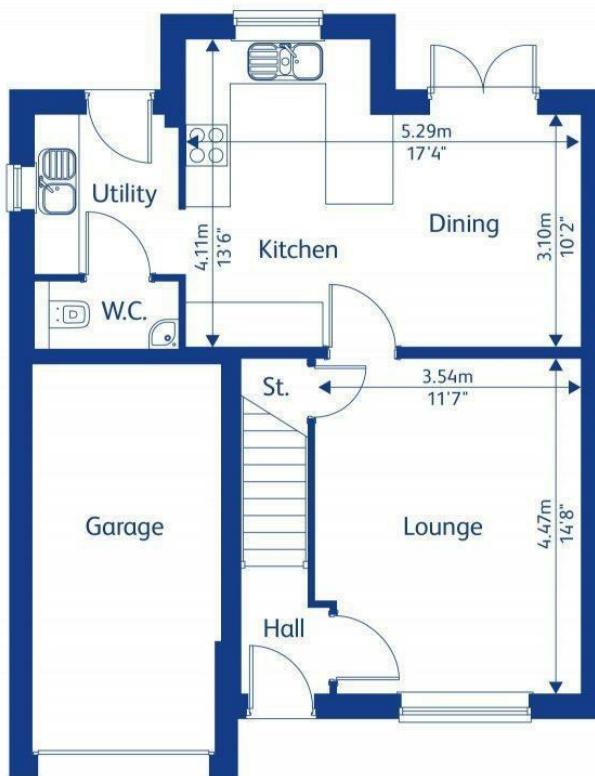
Up and over door, power and lighting.



- Overlooking Fields
- Newly Installed EV Charging Point
- Principal Bedroom & Ensuite
- Large Living Room
- Open Plan Kitchen Diner
- Separate Utility
- Garage
- Freehold
- Walking Distance To Schools
- Call To Arrange Your Viewing Today

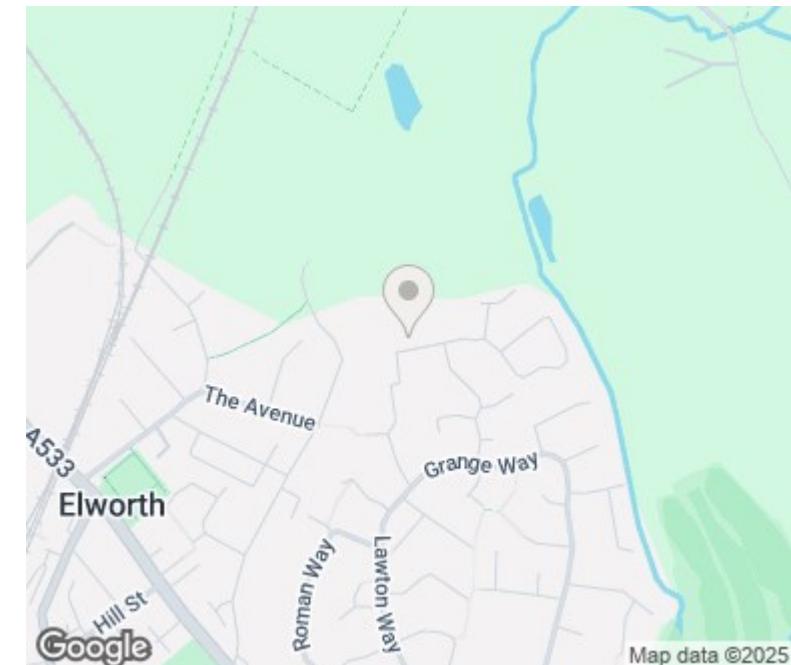


## Floor Plan



Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed.

## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

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