



STEPHENSON BROWNE

**Kidsgrove Close,  
Sandbach**  
CW11 3DR



**Offers Over £495,000**



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## DESCRIPTION

Situated within the highly regarded Kidsgrove Close development in Sandbach, this impressive five-bedroom detached family home offers spacious and beautifully presented accommodation extending to approximately 1,644 sq ft. Positioned on a quiet no through road and offered for sale with no onward chain, the property provides an ideal setting for modern family living.

The ground floor offers a superb balance of living and entertaining space. A bright and spacious living room with an elegant bay window creates a welcoming reception area, while the heart of the home is the open-plan kitchen, dining and living space, perfectly designed for family life and social gatherings. The high specification kitchen features contemporary fittings and is complemented by a separate utility room integrated with a downstairs WC. A further versatile reception room, currently used as a study, provides an excellent home office, playroom or snug room.

To the first floor are five well-proportioned bedrooms, including four generous double bedrooms and a comfortable single bedroom, ideal as a nursery or study. The principal bedroom benefits from a private ensuite, while a modern family bathroom serves the remaining rooms. Built-in wardrobes are fitted



to three of the double bedrooms, providing excellent storage.

Externally, the property enjoys a south-facing, enclosed and low-maintenance rear garden, featuring a decked seating area with pergola, ideal for outdoor entertaining. A hot tub is available by separate negotiation. To the front there is an ample driveway providing off-road parking, additional parking opposite, an electric vehicle charging point and a detached garage.

EPC Rating: C



# ROOM DESCRIPTIONS

## Entrance Hall

6'1" x 4'10"

## Lounge

20'7" x 12'4"

## Kitchen, Living and Dining Area

26'2" x 11'9"

## Study

8'7" x 6'10"

## Utility / WC

6'9" x 5'9"

## Landing

14'4" x 3'4"

## Principal Bedroom

17'8" (max) x 12'3"

## Ensuite Shower Room

6'9" x 4'3"

## Bedroom Two

9'10" x 9'9"

## Bedroom Three

12'1" x 9'2"

## Bedroom Four

10'2" x 9'9"

## Bedroom Five

10'2" x 6'10"

## Bathroom

6'9" x 5'6"

## Garage

18'3" x 9'2"

## Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.



### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### Why Choose SB Sandbach To Sell Your Property?

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.









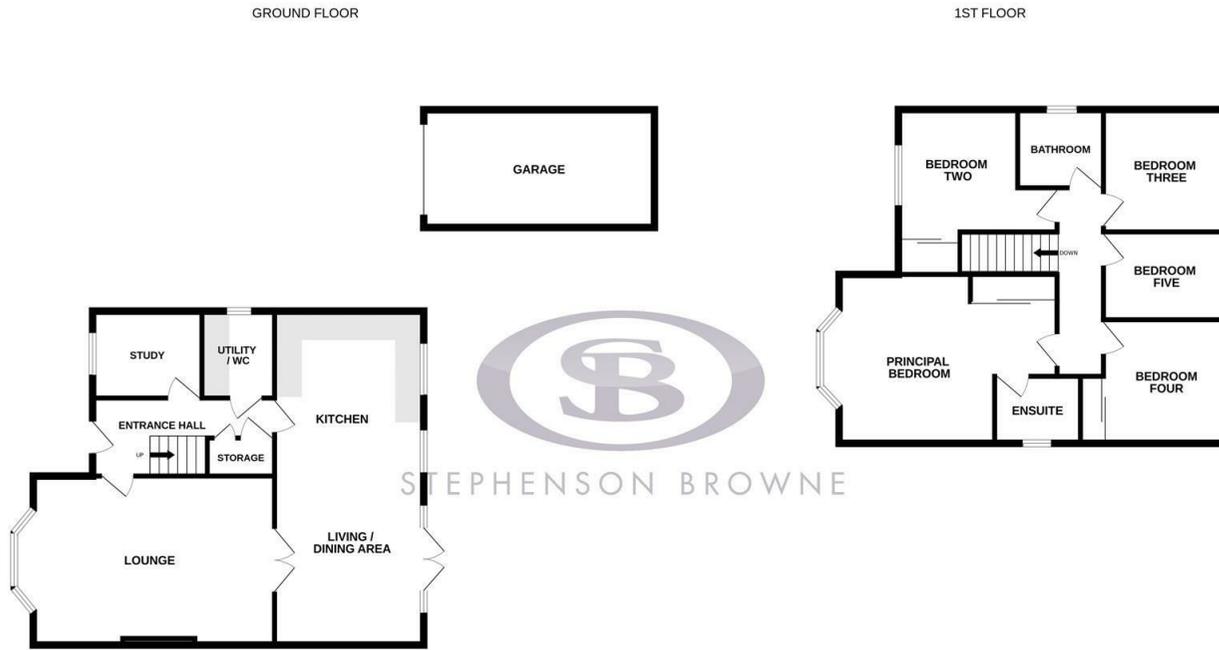


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## **Viewing**

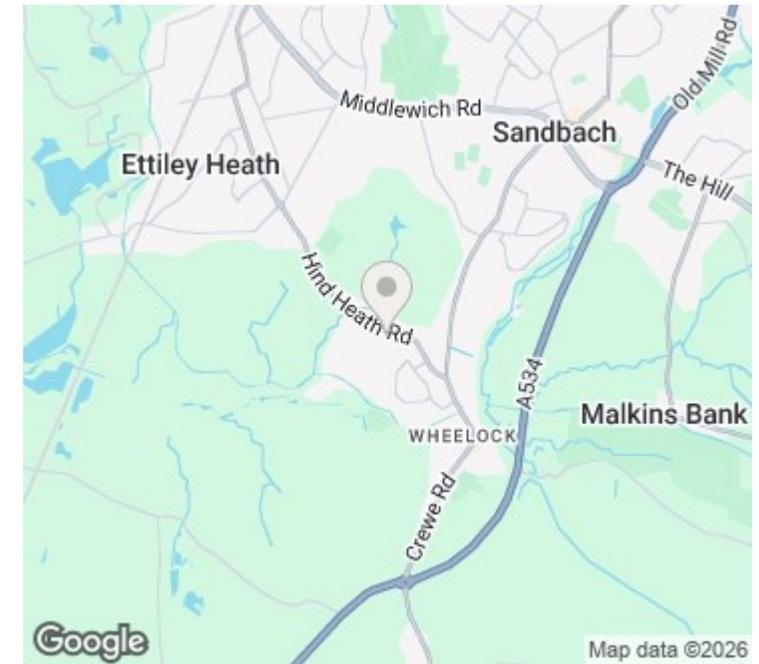
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

# Floorplans

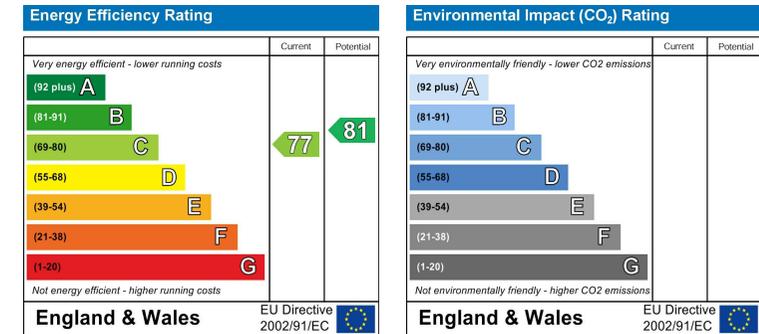


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# EPC Rating



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