



PRIVATE DRIVE
RESIDENT ACCESS ONLY

20 PADDOCK ROAD, SANDBACH, CW11 3SN

OFFERS IN THE REGION OF £550,000



An exceptionally well-presented four-bedroom detached family home on Paddock Road, offering a perfect blend of comfort and modern living. Situated within a popular development, the property is conveniently located just a short stroll from Sandbach's vibrant town centre and esteemed schools, making it an ideal choice for families.

Accessed via a private drive, this residence enjoys a tranquil setting, providing a peaceful retreat from the hustle and bustle of main roads. The property boasts a spacious driveway that accommodates multiple vehicles, along with an integral double garage that offers ample storage and parking options.

Inside, the home features two inviting reception rooms, including a bright and airy living room and a separate snug, perfect for relaxation. The open-plan kitchen diner is a highlight, designed for both functionality and social gatherings, complemented by a separate utility room for added convenience. The property also includes an ensuite bathroom, a family bathroom, and a downstairs WC, ensuring ample facilities for family and guests alike.

The rear garden is a delightful space for entertaining, complete with a patio seating area that invites outdoor enjoyment. Additionally, a versatile multi-purpose cabin provides an excellent opportunity for a home office, family room, gym, or garden room, catering to various lifestyle needs.

With its thoughtful design and prime location, this detached family home on Paddock Road is a rare find, offering both comfort and convenience in a sought-after area. Don't miss the chance to make this wonderful property your new home.



Entrance Hall

Living Room

16'11" x 11'10"

A large living room with paneled wall.

Kitchen

12'4" x 9'10"

A range of wall and base units with work surfaces over. Storage cupboard with power. Integrated fridge / freezer and dishwasher. Integrated fridge / freezer and dishwasher. Loft hatch offering storage. Electric double oven, pull-out larder. Four-ring gas hob with extraction hood above.

Dining Area

11'8" x 10'8"

Space for a large dining table.

Snug / Family Room

12'4" x 11'2"

Utility

7'5" x 5'6"

Space and plumbing for washing machine, tumble dryer, pantry storage cupboard.

WC

wall hung sink and WC.

Double Garage

16'11" x 15'11"

Integral double garage with electric up and over door, power and light.

Bedroom One

12'6" x 11'10"

A large principal bedroom with fitted wardrobes.

Ensuite

9'1" x 3'3"

With walk-in shower, wall hung sink, WC and heated towel rail.

Bedroom Two

10'11" x 9'2"

Double bedroom.



Bathroom

7'6" x 6'5"

With bathtub and shower mixer above, heated towel rail, wall-hung sink and WC.

Bedroom Three

11'3" x 9'1"

Double bedroom.

Bedroom Four

10'8" x 10'2"

With storage cupboard.

Landing

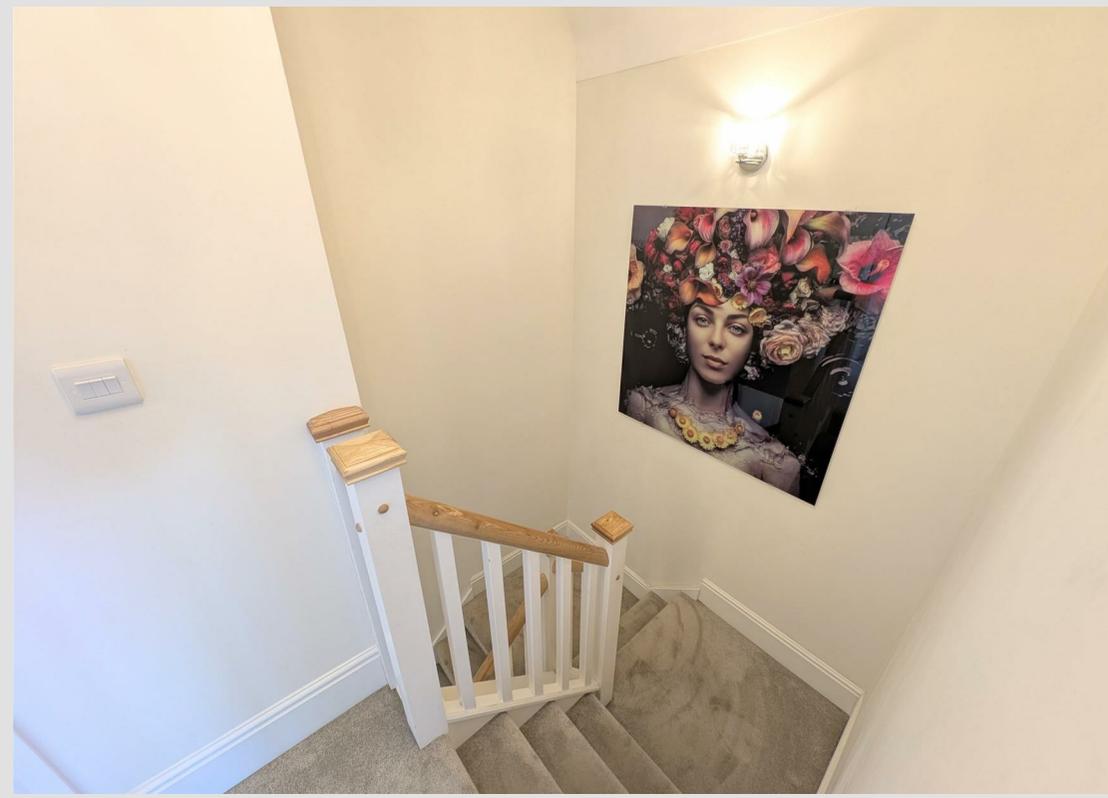
Cabin

11'4" x 9'7"

With gas central heating, power and light. Patio doors overlooking the garden. A multi-purpose cabin that can be utilised as a playroom, plant room, family room, gym, home office, the list goes on!

Externally

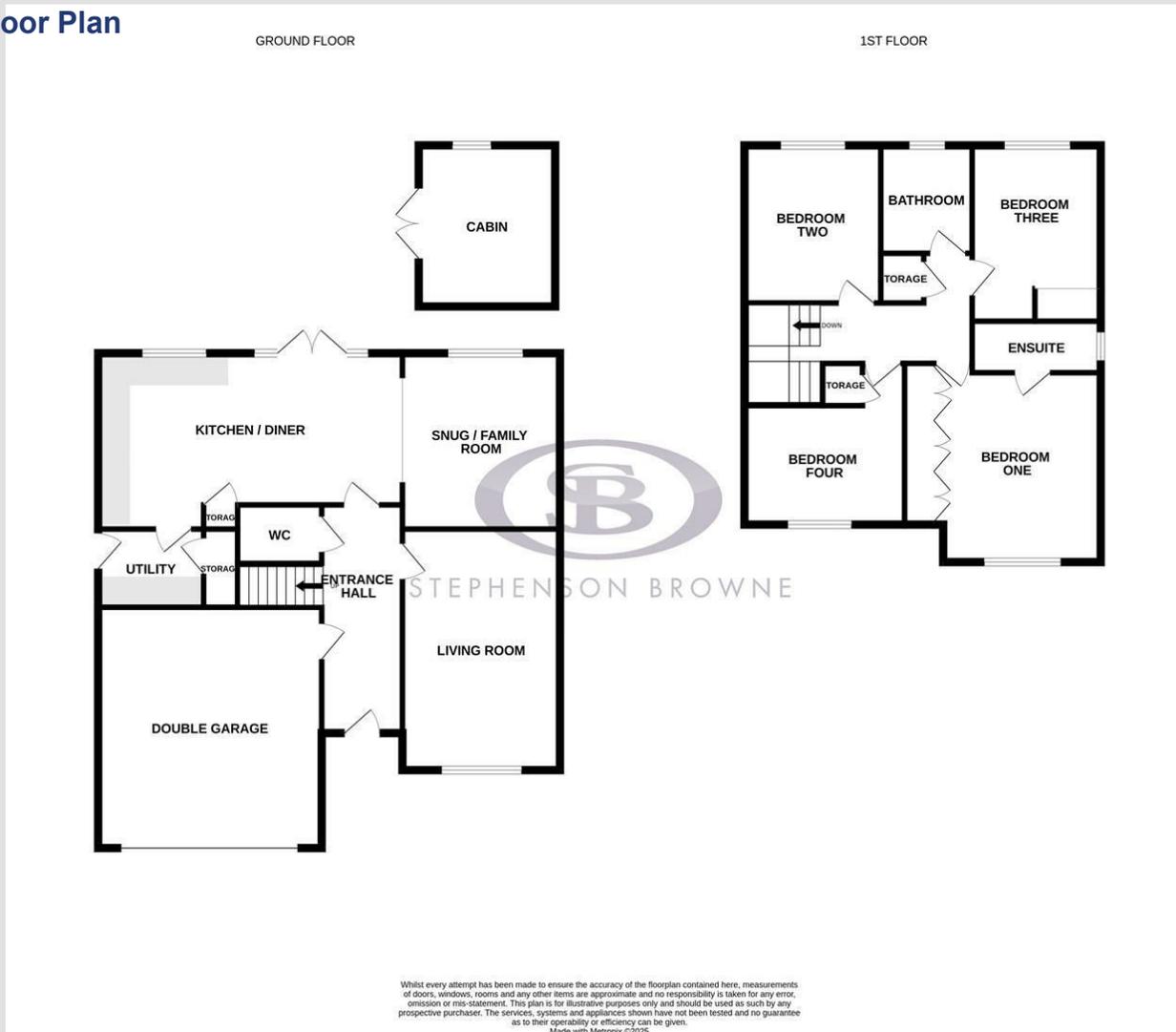
Driveway for multiple vehicles and double garage. A West-facing, gated and enclosed rear garden and patio. Shed. Built-in sleepers and planters. An ideal seating and entertainment area.



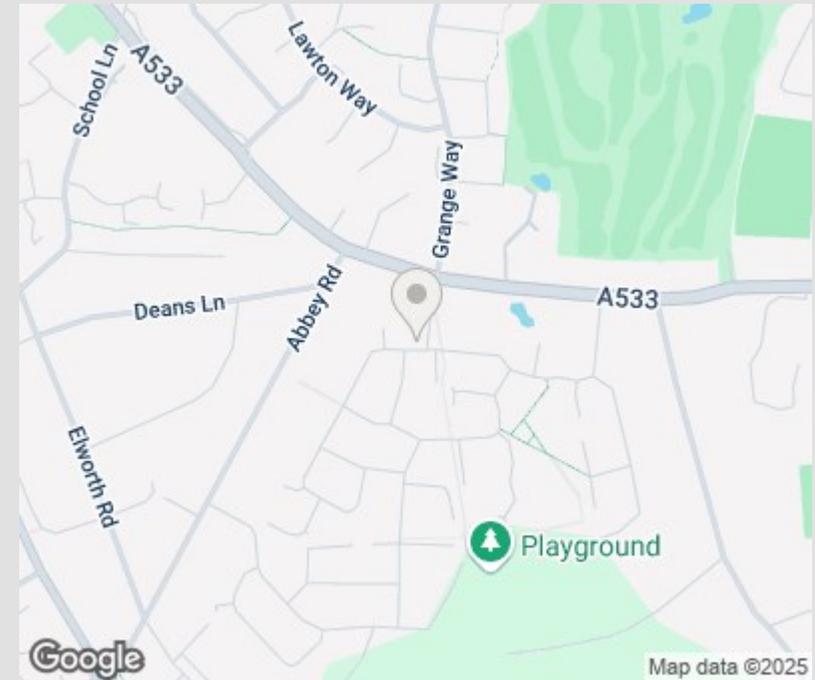




Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

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

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