



7 Bowles Close

CW11 1YH

Asking Price £800,000



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STEPHENSON BROWNE

Nestled into a gorgeous, highly private plot on the sought after and discerning Bowles Close, this executive detached residence is a rare find in the market and the perfect place to settle for the long term.

This executive residence enjoys a versatile downstairs layout perfect for adaptation to a range of lifestyles. Offering three generous sized reception rooms including a multi aspect lounge with access directly onto the garden. High specification open plan kitchen diner, complete with a comprehensive range of high quality wall and base units with work surfaces over, French doors onto the rear garden and a much larger than average separate utility laundry room.

Leading on to the upstairs, the home boasts four spacious bedrooms, all of which are capable of accommodating double beds and additional furnishings. The principal bedroom suite comprises a huge bedroom with ample space for a large dressing area and a large en-suite shower room. The secondary bedroom also hosts a en-suite shower room for added practicality, further to the main family bathroom and two further double bedrooms.

The residence is fronted by a long block paved driveway providing off road parking for multiple vehicles, further to a double garage with two up and over doors. To the rear aspect, the garden is laid mostly to lawn with a generous Indian stone patio paved area, fully enclosed fenced borders and luscious green tree coverage from the rear aspect.

This fabulous home is set within a most enviable position and on one of Sandbach's most desirable and sought after roads, backing onto highly regarded the Sandbach School, adding to the private nature of the position.

Contact Stephenson Browne estate agents to arrange your viewing appointment on this stunning home.



Living Room

19'3" x 15'7"

Dining Area

14'7" x 8'0"

Kitchen

11'7" x 10'10"

Laundry

11'2" x 5'7"

Family Room

12'7" x 12'3"

Study

13'10" x 8'0"

Main Bedroom

23'5" x 15'7"

Main Bedroom En-Suite

9'9" x 5'10"

Bedroom Two

12'11" x 12'6"

Bedroom Two En-Suite

9'6" x 6'1"

Bedroom Three

13'1" x 8'4"

Bedroom Four

12'2" x 9'3"

Bathroom

8'4" x 7'8"

Double Garage

16'11" x 16'5"

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.



- Premium Detached Residence
- Sought After Location - Perfect for Commuting, Sandbach Town Centre and Local Schools
- Four Generous Bedrooms
- Two En-Suites and Family Bathroom
- Three Spacious Reception Rooms
- Open Plan Kitchen Diner with Separate Laundry/Utility Room
- Highly Private and Fully Enclosed Rear Garden
- Extensive Driveway Parking with Double Garage
- High Standard of Presentation Throughout
- Call 01270 763200 To Arrange Your Viewing





Floor Plan



Ground Floor

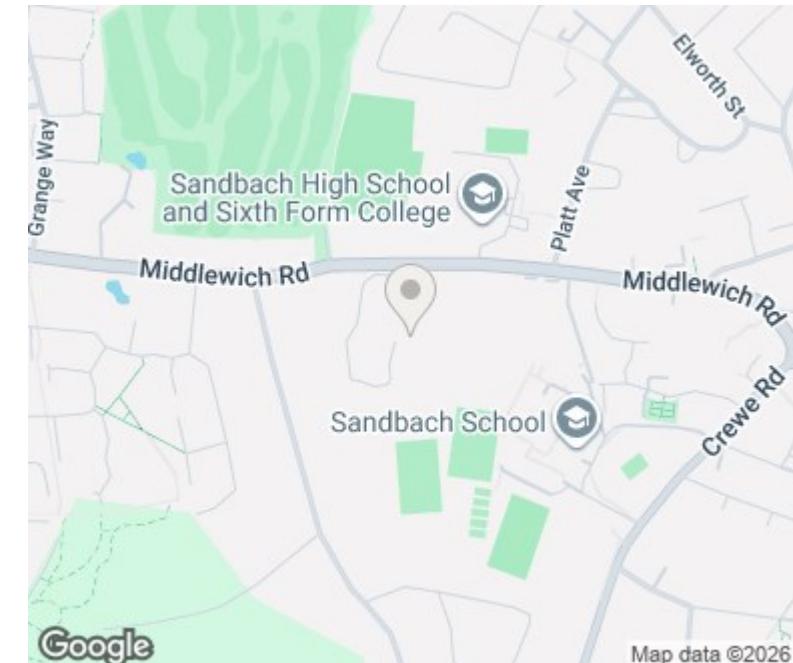
Total floor area 224.8 sq.m. (2,419 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



First Floor

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(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 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 would like to arrange a viewing appointment or require any further information.

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