



1 PIPERS HOLLOW, SANDBACH, CW11 1TQ

ASKING PRICE £525,000



STEPHENSON BROWNE

This exquisite detached family home in Pipers Hollow offers a perfect blend of modern living and comfort. Set within a desirable and nearly new residential development, the property is conveniently located within walking distance of Sandbach town centre, making it an ideal choice for families seeking both tranquillity and accessibility.

This tastefully improved residence boasts four spacious double bedrooms, including two with ensuite shower rooms, alongside a well-appointed family bathroom and a convenient downstairs WC. The open-plan kitchen diner has been thoughtfully extended through to include an impressive orangery, providing an abundance of natural light and additional living space. The separate utility room adds to the practicality of this delightful home.

Externally, the property features a generous driveway with parking for four vehicles, as well as an attached garage. The private and enclosed rear garden is a true highlight, offering two distinct seating areas perfect for entertaining family and friends, all while enjoying the serene surroundings of nearby greenspaces.

This home has been enhanced with modern upgrades, including built-in Bluetooth speakers, fitted wardrobes, and stylish external lighting, ensuring both convenience and elegance. Ample storage throughout the property further adds to its appeal, making it a perfect choice for families looking for a comfortable and stylish living environment.

In summary, this remarkable and Freehold detached house in Pipers Hollow is a rare find, combining spacious living areas, modern amenities, and a prime location. It is a wonderful opportunity for those seeking a family home in a vibrant community.



Entrance Hall

17'3" x 6'5"

Living Room

19'5" x 11'3"

With bay window and media wall.

Kitchen

12'9" x 9'10"

A range of wall and base units with work surfaces over. Integrated fridge / freezer and dishwasher. Double electric oven and grill. Five ring ceramic hob and extraction hood above. Spotlights, downlights and undercounter unit lights. Waste disposal unit.



Dining Area

10'11" x 10'9"

Space for a large dining table. Two built-in Bluetooth speakers.

Orangery

19'8" x 9'10"

UV protected lantern glass roof and slide-fold doors.



Utility

10'9" x 5'8"

Integrated washing machine and space for a tumble dryer or further appliance.

WC

5'6" x 2'9"

Landing

12'11" x 4'7"

With airing / storage cupboard.

Bedroom One

15'4" x 11'5"

With two fitted wardrobes.



Ensuite (Bedroom One)

6'6" x 5'10"

With spots/downlights.

Bedroom Two

13'1" x 12'6"

With built in over-stairs storage cupboard.

Ensuite (Bedroom Two)

7'4" x 4'6"

With spots/downlights.

Bedroom Three

10'8" x 10'6"

Bedroom Four

10'6" x 9'1"

Bathroom

10'6" x 6'3"

With shower over the bath and built-in waterproof Bluetooth speakers.

Garage

16'8" x 7'10"

With power and internal door.

Externally

Driveway parking for four vehicles, shed to the side elevation. To the rear, a private and enclosed rear garden mostly laid to lawn and two seating areas. External tap and lighting, lit decking and mood lights wired into the flower beds.

General Notes

There is a current estate service charge of approximately £260 per annum.

A fully boarded loft with power lighting and a fitted ladder for access.

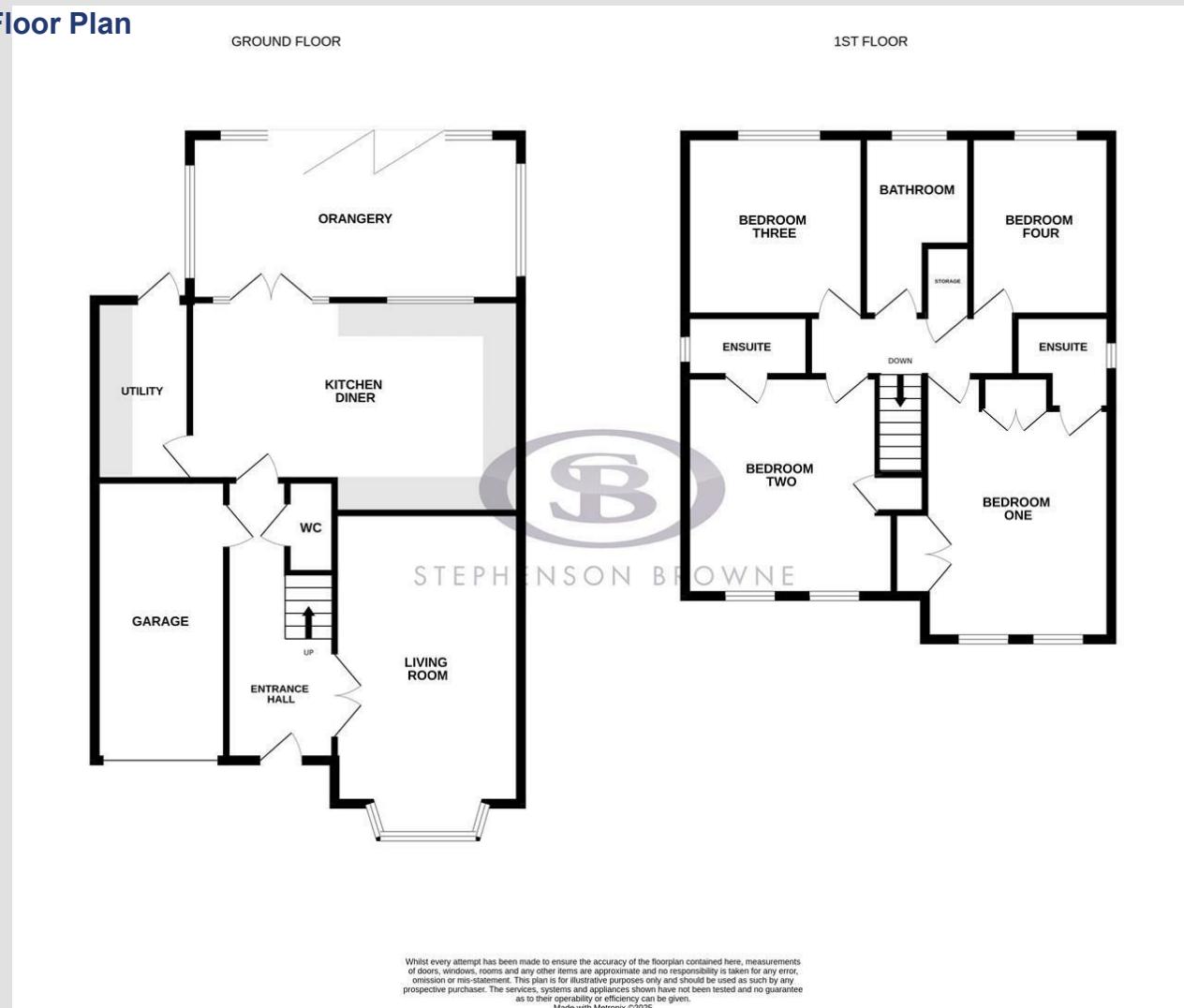
The hydrotherapy pool is negotiable.



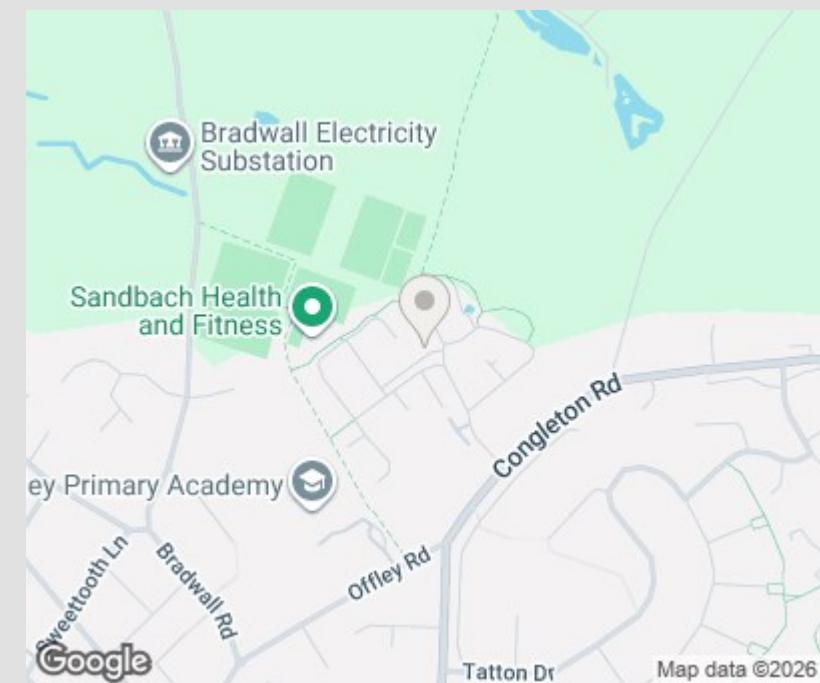




Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 wish to arrange a viewing appointment for this property or require further information.

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