



10 RAVEN CLOSE, SANDBACH, CHESHIRE, CW11
1SF

OFFERS IN THE REGION OF £525,000



STEPHENSON BROWNE

This splendid detached house is found on Raven Close and offers an ideal family home with ample space and modern comforts. Boasting four generously sized bedrooms, this property is perfect for families seeking room to grow, with the potential for a downstairs fifth bedroom if desired.

The house features three inviting reception rooms, providing versatile spaces for relaxation, entertainment, or play. The heart of the home is undoubtedly the modernised kitchen, equipped with integrated appliances that make cooking a delight. This contemporary space flows seamlessly into the dining area, making it perfect for family gatherings or hosting friends.

One of the standout features of this property is its picturesque views, as it overlooks tranquil fields, offering a serene backdrop to daily life. The desirable estate enhances the appeal, providing a friendly community atmosphere while still being conveniently located for great schools, local amenities and transport links.

This home is not just a place to live; it is a sanctuary for families looking to create lasting memories. With its spacious layout and modern features, this property is a rare find in the market. Do not miss the opportunity to make this wonderful house your new home.



Entrance Hall

16'9" x 6'2"

Living Room

16'4" x 11'9"

Bay window, multi-fueled wood burner installed in 2018, and double doors.

Kitchen

17'0" x 11'2"

Recently upgraded. A range of wall and base units with Granite and Quartz worksurfaces over. A peninsula offering seating for multiple guests. A Bosch five ring gas hob with extractor above. Built-in microwave and double electric oven. Integrated fridge . freezer and dishwasher. Understairs pantry.

Dining Room

11'10" x 9'10"

With double doors.

Utility / WC

10'9" x 7'8"

Space and plumbing for a washing machine, tumble dryer, fridge or freezer. Storage larder and cupboard. Worksurface. WC and sink. Laundry racks.

Snug / Study / Bedroom Five

13'0" x 7'11"

A previously converted garage, creating a versatile space which can be used as a snug, study, fifth bedroom, playroom etc.

Conservatory

10'5" x 9'6"

With solid insulated roof and power.

Landing

11'7"

Laundry Cupboard. Sun tube allowing natural light into the space.

Bedroom One

12'2" x 12'1"

A double bedroom with walk-in wardrobe.



Walk-In Wardrobe

6'6" x 2'11"
Offering additional storage to the principal bedroom.

Ensuite

5'9" x 5'1"
A shower room comprising shower enclosure with mixer shower from the pressurized hot water system. Mirrored cupboard. Heated towel rail. Vanity sink and WC unit with cupboards. Shaving socket. Extractor.

Bedroom Two

13'1" x 11'4"
A double bedroom with fitted sliding mirrored wardrobe.

Bedroom Three

9'6" x 8'10"
A double bedroom with sliding wardrobe. Currently utilised as a study.

Bedroom Four

10'4" x 7'9"

Bathroom

8'5" x 7'4"
A four-piece suite comprising walk-in shower, vanity sink, WC and bathtub with central tap. Heated towel rail and extractor.

Garage

18'0" x 9'10"
With planning permission for single storey extension on top of current garage for an independent living space with external entrance. Electric roller door.

Externally

There is a cemented 70kg load-bearing swing. Field views behind. Gazebo seating area and sun catchment. Water catchment system providing 200 litres of rain water at the rear and 100 litres at the front.

General Notes

Loft with fitted ladder, partial boarding, power

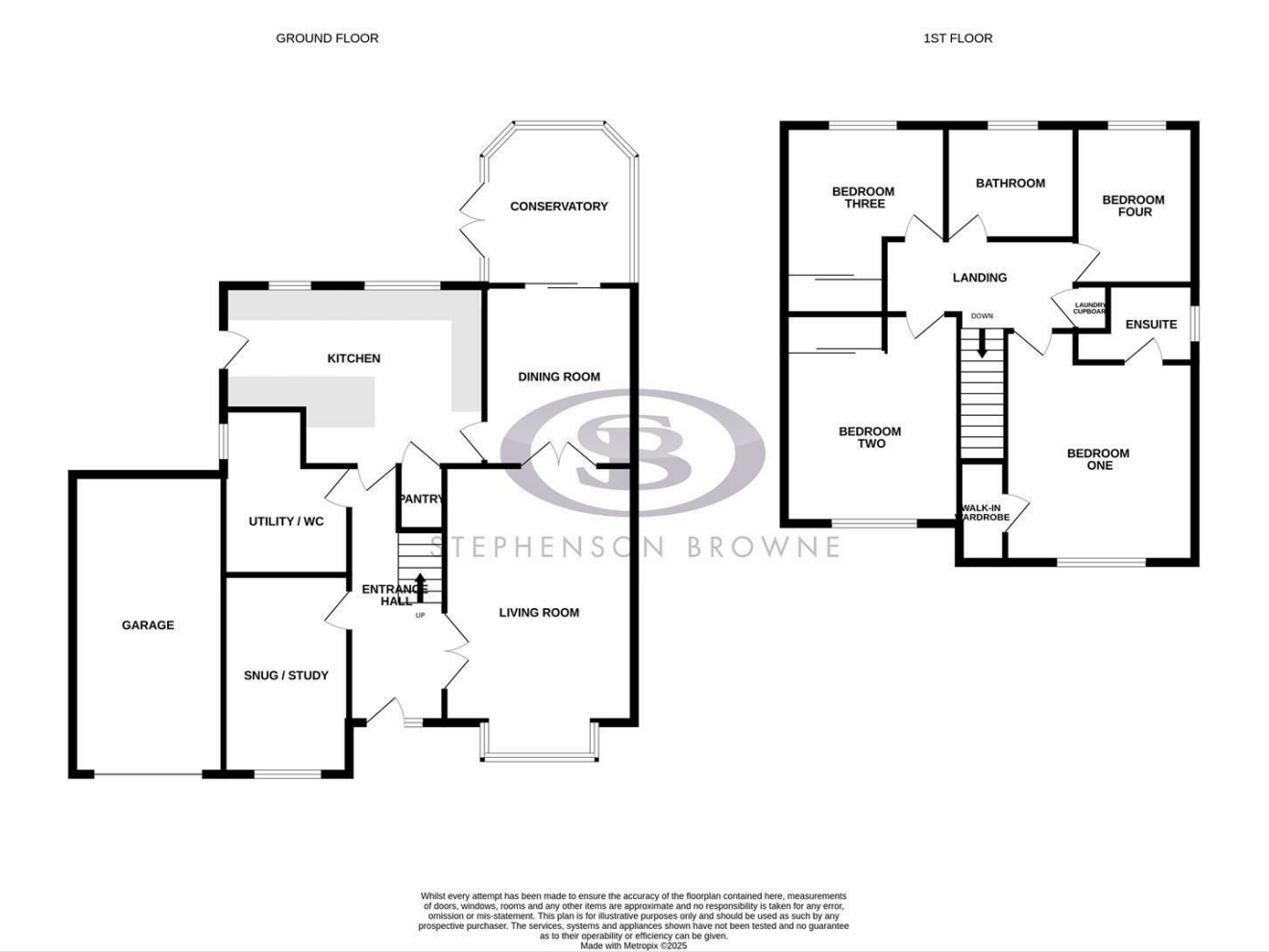


and light.
Pressurised hot water tank located in the garage.
Gas boiler for central heating (and hot water if required in addition to heat pump)
Hot water supplied by heat pump.
Solar panels which receive feed in tariff.





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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64