



2 HOLLYFIELDS, WINTERLEY, SANDBACH,  
CHESHIRE, CW11 4NH

ASKING PRICE £580,000



STEPHENSON BROWNE



The cul de sac of Hollyfields in Winterley offers this exquisite five-bedroom detached family home, boasting a perfect blend of modern living and comfort. With its high specification finish, this property is designed to cater to the needs of a growing family, providing spacious and versatile accommodation across three well-appointed floors.

Upon entering, you are greeted by a large and inviting reception room, ideal for both relaxation and entertaining. The heart of the home features a contemporary kitchen that flows seamlessly into the dining area, creating a warm and welcoming atmosphere. The property boasts five generously sized double bedrooms, with the principal suite featuring a luxurious dressing room and underfloor heating, ensuring a cosy retreat. Two of the bedrooms benefit from ensuite shower rooms, while a stylish family bathroom and a convenient downstairs WC add to the practicality of the home.

Outside, the property offers driveway parking for several vehicles. The rear garden is a private, enclosed space that is low maintenance, perfect for enjoying sunny afternoons or hosting gatherings with family and friends. Additionally, the garage has been cleverly converted into a utility and gym area, providing extra functionality, yet retains the option to revert back to a traditional garage if desired.

With excellent transport links nearby, this home is ideally situated for those commuting to nearby towns or cities. This property is not just a house; it is a place where memories can be made, and a true sanctuary for family living. Don't miss the opportunity to make this stunning home your own.





**Entrance Hall**

14'5" x 6'6"

**Lounge**

17'7" x 11'5"

Log burner. Underfloor heating.

**Kitchen Diner**

27'6" x 12'2"

Double access to the garden via patio doors.  
A range of wall, base and island cabinets with work surfaces over. Integrated appliances.

**Utility**

8'4" x 7'10"

Once part of the garage, converted into a well functioning and plumbed utility. The white cabinet features a built-in fold-out ironing board.

**Gym**

8'4" x 8'1"

Once the garage, now a gym which could easily be changed back as the garage door is still fitted.

**WC**

5'2" x 2'11"

**Landing (First Floor)**

14'0" x 8'3"

Two storage cupboards.

**Bedroom One**

11'5" x 11'5"

Underfloor heating.

**Dressing Room**

8'6" x 8'2"

Fitted wardrobes. Underfloor heating.

**Ensuite (Bedroom One)**

8'2" x 6'6"

Underfloor heating. Spa shower.

**Bedroom Two**

15'1" x 12'11"

Fitted wardrobes.





**Ensuite (Bedroom Two)**  
7'5" x 4'5"

**Bedroom Three**  
12'4" x 10'9"

**Bathroom**  
8'3" x 8'0"

**Landing (Second Floor)**  
15'5" x 8'0"

Eaves storage. Skylight. A usable space as a study or snug / reading area.

**Bedroom Four**  
15'5" x 11'5"  
Eaves storage. Skylights.

**Bedroom Five**  
15'5" x 7'4"  
Eaves storage. Skylight.

**External**  
To the front, driveway parking for several vehicles, low maintenance stoned garden, and gated access to the rear from both sides. To the rear, a South-Facing garden with side storage and a powered summerhouse. External lighting to the front and rear.

**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.





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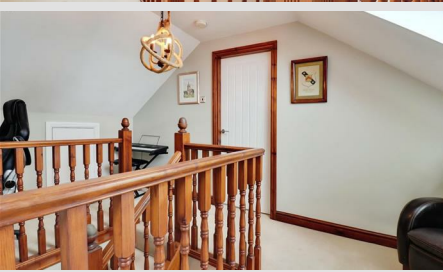
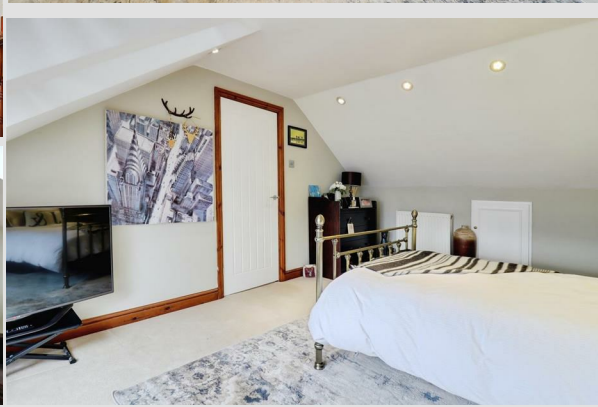
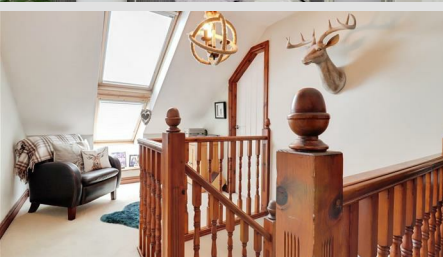
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**Loft**

Fully boarded, carpeted and lights.







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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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