



3 RADBROKE CLOSE, SANDBACH, CW11 1YT

£725,000



STEPHENSON BROWNE

For sale with NO ONWARD CHAIN. A rare opportunity to acquire this established family home situated on a sought-after location within close walking distance to Sandbach Town Centre and all local amenities.

Internally, the property boasts a high specification kitchen with modern appliances, a separate utility room, multiple reception rooms for a variety of entertainment purposes, four great-sized double bedrooms, and two bathrooms. Externally, there is an extensive driveway, double garage, and an enclosed South-East facing rear garden.

An early viewing is highly advised to fully appreciate all of what this impressive home has to offer.



## Lobby

11'8" x 9'10"

A grand, spacious and light entrance lobby with doors leading to a multitude of rooms and stairs leading to the first floor.

## Kitchen Diner

24'0" x 14'8"

A vast range of wall and base units with Quartz worktops over. The island houses the induction hob with extractor over, as well as a further power supply. Space for barstools as a further entertainment area on one side of the island. There is space for a large fridge / freezer. Integrated dishwasher. Double electric oven. Instant boil tap. Bi-folding doors leading through to the Orangery, plus an external door leading to the side aspect.

## Utility

8'9" x 6'6"

A range of wall and base units with worktops over. Space, plumbing, and vent for washing machine and tumble dryer. Stainless steel sink.

## Living Room

21'1" x 13'1"

A large living room with wood burner and views through to both the front and rear aspect.

## Orangery / Sun Room / Dining Room

22'7" x 13'1"

A large entertainment room, currently utilised as a dining room and sun room to lounge in. The roof was replaced five years ago. Double glazed throughout. Velux skylights. Central heating. Double doors leading onto the rear garden patio.

## Cloakroom / WC

8'9" x 4'11"

Low level WC and hand wash basin. A large cloakroom with scope for implementing further storage or transforming to a further bathroom.



## Landing

11'8" x 9'7"

A large landing area including a storage cupboard. Access to the partially boarded loft.

## Bedroom One

14'8" x 14'5"

A large master suite with fitted wardrobes and door leading through to ensuite.

## Bedroom One Ensuite

8'8" x 4'11"

A three-piece suite consisting walk-in power shower, low level WC and hand wash basin joined via vanity storage unit. A dual fuel radiator.

## Bedroom Two

13'0" x 10'9"

A large double bedroom with fitted wardrobes.

## Bedroom Three

13'0" x 9'10"

A double bedroom overlooking the front aspect.

## Bedroom Four

10'9" x 8'6"

A double bedroom overlooking the rear aspect.

## Bathroom

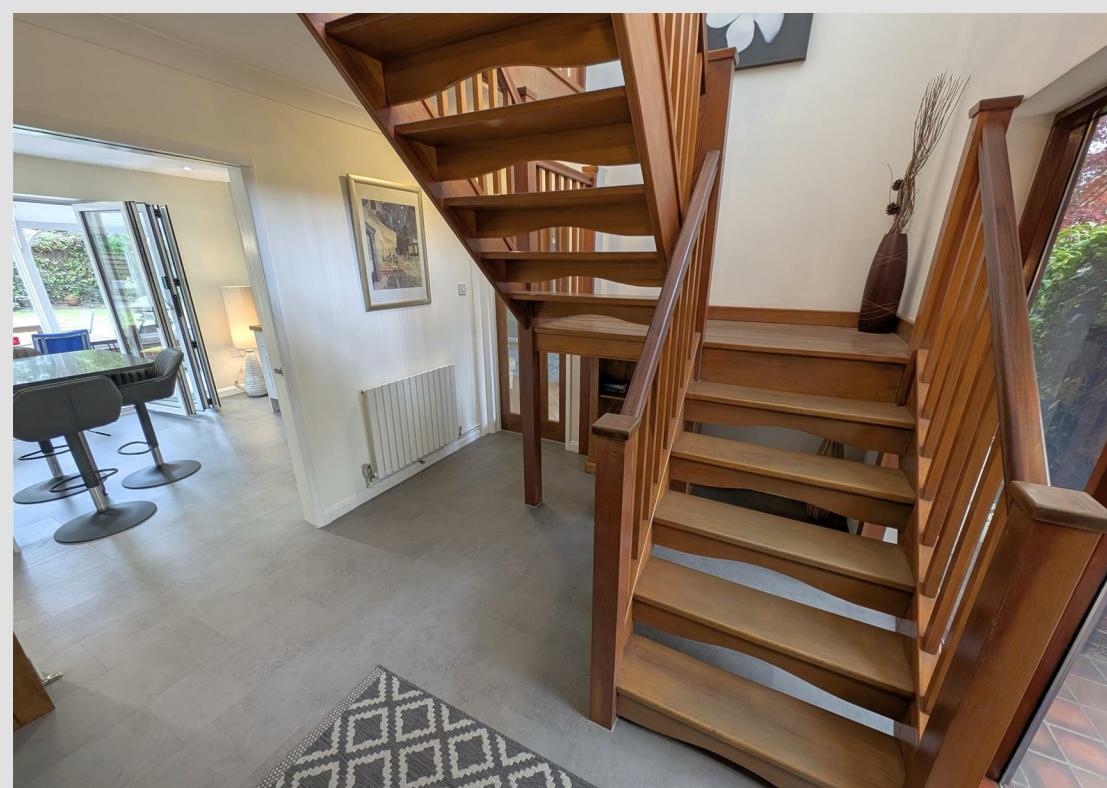
8'10" x 6'6"

A three-piece suite comprising a low level WC and hand wash basin vanity storage unit, and a bathtub with power shower over. A heated gas towel rail.

## Garage

17'8" x 16'4"

A large double garage door, a door for access from the rear garden. The garage houses the combi boiler and a water supply. With boarded loft space, accessed by a fitted loft ladder and with light.



## Externally

Driveway parking for multiple vehicles. A large and private South-East facing garden to the rear. An external power supply. The side aspect offers a sheltered porch area. Seating areas for sun catchments throughout the day. A range of mature trees and shrubbery to the front, side and rear. Gated side access.

## Sandbach

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link

Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

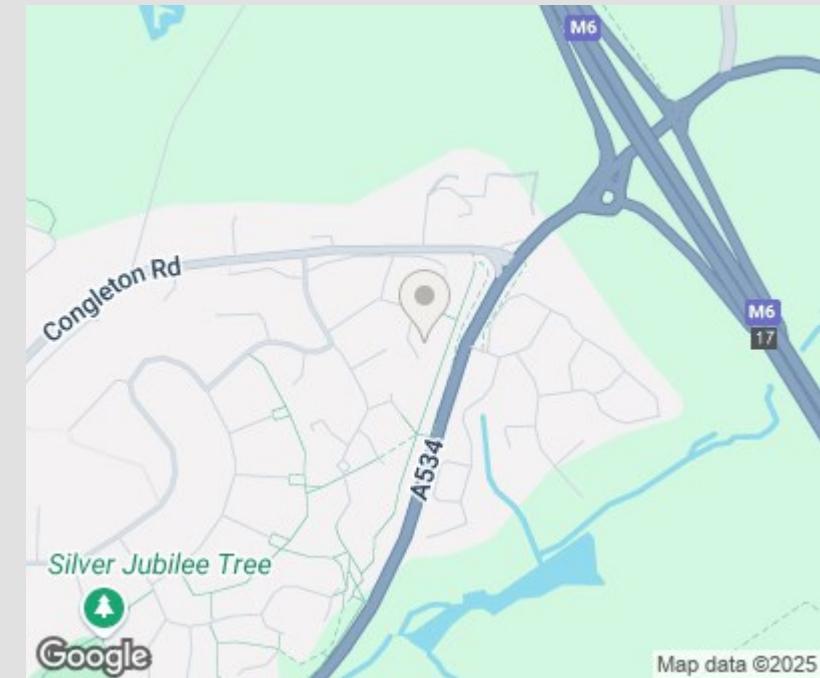




## Floor Plan



## 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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