

# chris hamriding

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## 4 Dunham Close, Sandbach, CW11 4EL

### Offers In The Region Of £425,000

Dunham Close is a secluded cul-de-sac just a moments stroll into the centre of Sandbach, so take a moment to watch our guided video tour of this wonderfully presented family home...you won't want to miss it!

The home has seen significant investment by the current owners in more recent years and presents a turn-key opportunity for one lucky family! The current layout and presentation is absolutely superb and lends itself to a family lifestyle that can be enjoyed from the moment you move in! The ground floor enjoys a welcoming entrance hall with quality tiled floor, a guest cloak room/WC positioned off the utility, a spacious lounge with bay-window lounge and 'adam' style fireplace, a formal dining room which opens out onto the refitted breakfast kitchen with its stylish units, wealth of working surfaces and integrated appliances plus the aforementioned handy utility space keeping the kitchen all tidy. In addition there is a sizeable and most pleasant garden room/conservatory overlooking the private rear gardens.

Up on the first floor are four beautiful bedrooms and two gorgeous bathrooms. With contemporary en-suite shower facilities to the master and built-in robes to bedrooms two and four. The family bathroom enjoys similar tiling to the ensuite & is in immaculate condition.

Externally, the home has a driveway providing ample off-road parking for several vehicles, an integral garage and established gardens to both the front and rear, with the rear being a particular feature due to it's size, excellent degree of privacy and sunny aspect!

## Accommodation

Entrance Hall 9'6" x 4'10" (2.916 x 1.477)

Lounge 17'8" x 12'3" (5.403 x 3.750)

### Open-Plan Kitchen/Diner

Kitchen Area 11'3" x 9'11" (3.453 x 3.038)

Dining Area 10'3" x 7'7" (3.125 x 2.336)

Utility 6'8" x 5'1" (2.050 x 1.572)

Cloakroom 5'2" x 3'7" (1.582 x 1.101)

Conservatory/Garden Room 23'2" x 9'0" (7.062 x 2.768)

First Floor Landing 9'4" x 3'5" (2.854 x 1.063)

Bedroom One 15'0" x 12'3" (4.584 x 3.741)

En-suite 6'8" x 5'7" (2.040 x 1.719)

Bedroom Two 15'1" x 8'11" (4.612 x 2.727)

Bedroom Three 10'6" x 9'2" (3.202 x 2.805)

Bedroom Four 8'9" x 8'2" (2.692 x 2.496)

Family Bathroom 6'9" x 6'9" (2.077 x 2.073)

Integral Garage 18'2" x 8'3" (5.546 x 2.528)



Floor Plan

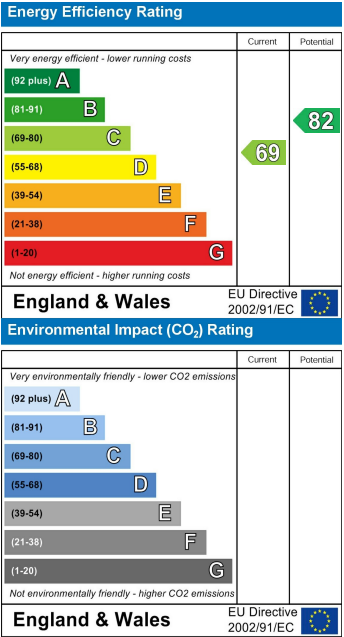


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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