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WATCH THE VIDEO TOUR

3 Mead Close, Sandbach, CW11 3SR

Offers Over £524,000

Take a moment to view our signature, guided tour of this impressive family home!

Enjoying a great, secluded position on the exclusive 'Abbeyfields' development, this immaculately presented four bedroom detached home was constructed in 2018 by reputable builders Anwyl Homes to their 'Brecon' Design, benefiting from the perfect blend of open-plan living and formal reception areas.

'Abbeyfields' is an attractive development of high-quality 4 and 5 bedroom homes situated in a glorious parkland setting close to the centre of Sandbach. With convenient access to the M6, Sandbach Train Station and Sandbach Golf Club, the busy community offers excellent amenities with highly regarded schooling, traditional markets, shops and pubs; the perfect place bring up your family.

Accompanying the home are a number of notable features, some of which include: energy efficient double glazing and gas central heating, a spacious lounge with feature wall, a versatile study located at the front of the home and LVT designer flooring throughout the majority of the ground floor. Towards the rear of the home is an open-plan living-kitchen/diner complete with a range of contracting high-gloss units and quality working surfaces and a wealth of integrated appliances. There is a recess with French doors and feature glazing which frame the rear garden beautifully. Keeping this place clean is a separate utility and downstairs WC. Upstairs, there are four generous bedrooms, three of which are comfortable double rooms with a well-planned single. The master enjoys en-suite facilities and a range of quality built-in robes, whilst the remaining three rooms are served perfectly by the contemporary family bathroom.

Accommodation

Entrance Hall 13'10" x 6'2" (4.24 x 1.88)

Lounge 16'11" x 10'11" (5.18 x 3.35)

Study 8'4" x 8'2" (2.56 x 2.51)

Open-Plan Living Kitchen/Diner

Kitchen Area 14'4" x 10'4" (4.38 x 3.15)

Living/Dining Area 17'0" x 12'1" (5.19 x 3.70)

Utility 8'5" x 5'11" (2.57 x 1.81)

WC 5'11" x 3'2" (1.82 x 0.97)

First Floor Landing 14'11" x 4'7" (4.56 x 1.40)

Bedroom One 15'2" x 12'2" (4.64 x 3.73)

(to front of built-in robes)

En-suite 7'6" x 3'9" (2.29 x 1.15)

Bedroom Two 13'5" x 8'6" (4.09 x 2.61)

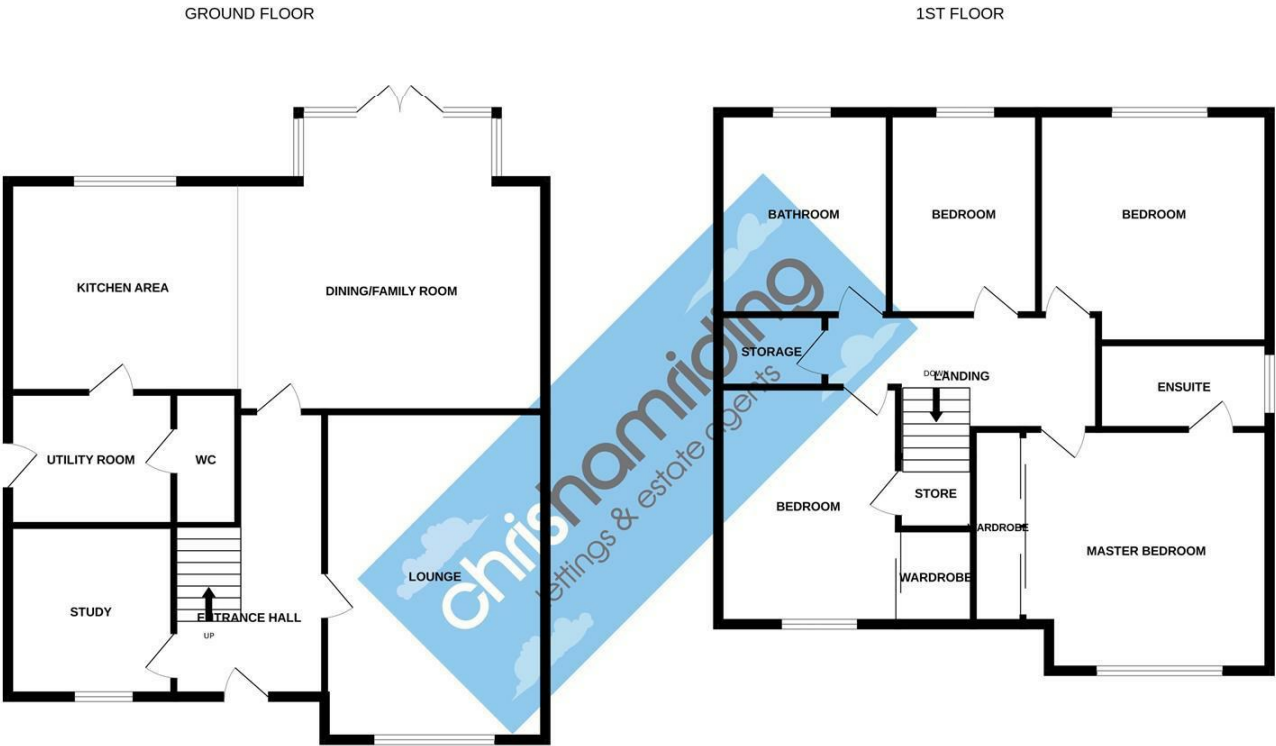
Bedroom Three 11'1" x 10'9" (3.39 x 3.30)

Bedroom Four 8'5" x 7'6" (2.59 x 2.31)

Family Bathroom 8'5" x 6'10" (2.57 x 2.10)

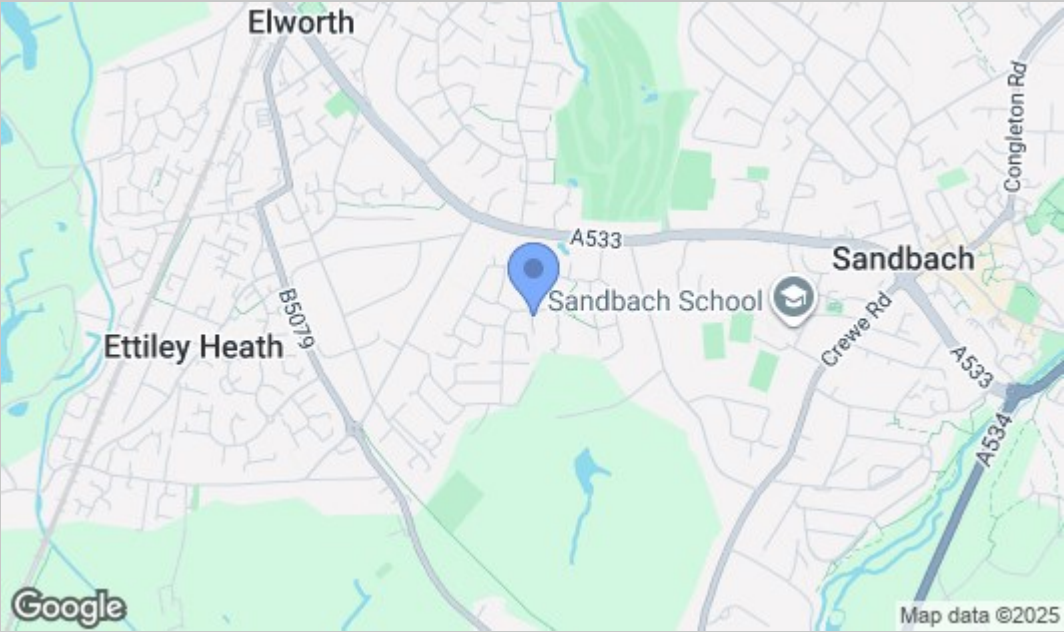
Detached Garage 17'2" x 9'6" (5.24 x 2.90)

Floor Plan

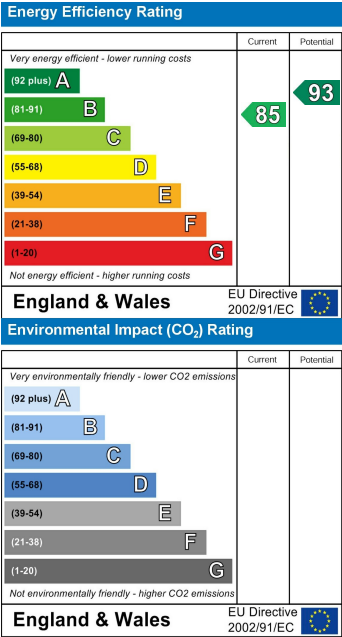


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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