

# chris hamriding

lettings & estate agents



## 29 Patrons Drive, Sandbach, CW11 3AS

### Offers In The Region Of £260,000

**NO ONWARD CHAIN!** Take a moment to view our guided tour of this impressive 3/4 bedroom home, arranged over three floors!

Situated on the Gilbert's Cross development, 29 patrons drive will appeal to a wide variety of buyer, enjoying flexible accommodation throughout and having some fantastic upgrades from new! The home has tiled flooring throughout the majority of the ground floor which benefits from underfloor heating in addition to the conventional heating system. On the ground floor, there is a versatile study/games room/downstairs bedroom, a cloakroom situated at the front of the home and towards the rear, there is a spacious, open-plan kitchen/diner complete with granite working surfaces and a range of integrated appliances to the kitchen and a walk-in bay window with French doors to the dining area overlooking the rear gardens.

On the first floor, the master bedroom can be found with built-in wardrobes & en-suite shower facilities. The lounge is a generous size & could double up as an ideal, second double bedroom if required. The second floor has two further double bedrooms and a family bathroom with white sanitary suite & pleasant tiling.

Externally, the home has two allocated parking spaces which can be located at the left hand side of the home. The rear garden enjoys a good degree of privacy and has been landscaped with ease of maintenance in mind, being a predominantly paved Indian stone terrace with foundations & utilities for a hot tub. At the foot of the garden there is a gravel area with garden store.

So, what's not to love! View our photos, video & floorplan then call the experts here at Chris Hamriding to book that all-important viewing!

## Accommodation

Entrance Hall 13'3" x 4'4" (4.06 x 1.33)

Cloakroom 5'4" x 2'9" (1.63 x 0.86)

Study 9'2" x 6'3" (2.80 x 1.92)

Open-Plan Kitchen/Diner 22'0" x 12'5" (6.71 x 3.80)

First Floor Landing 8'10" x 7'1" (2.70 x 2.16)

Lounge 12'5" x 11'6" (3.80 x 3.51)

Master Bedroom 12'5" x 10'3" (3.80 x 3.13)

En-suite 7'0" x 4'11" (2.15 x 1.51)

Second Floor Landing 6'7" x 5'11" (2.03 x 1.81)

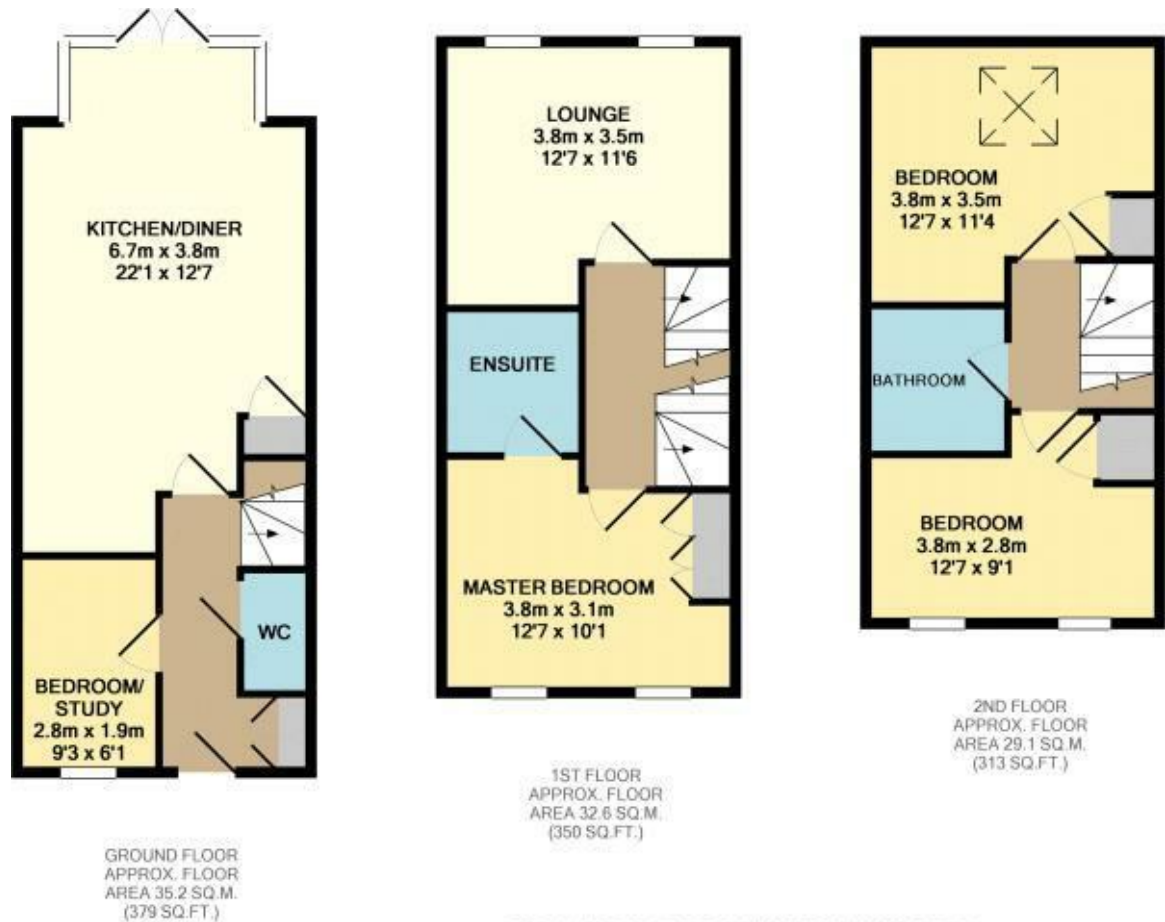
Bedroom Two 12'5" x 11'6" (3.80 x 3.52)

Bedroom Three 12'5" x 9'2" (3.80 x 2.80)

Bathroom 6'4" x 5'9" (1.94 x 1.77)



Floor Plan



TOTAL APPROX. FLOOR AREA 96.9 SQ.M. (1043 SQ.FT.)

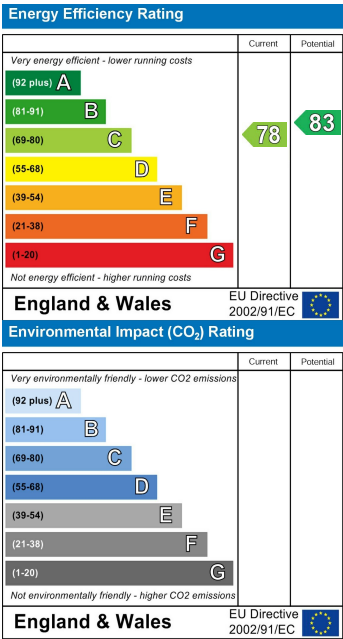
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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