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lettings & estate agents



30 Larch Drive, Sandbach, CW11 4LD

Offers In The Region Of £300,000

Take a moment to view our fully guided tour of this wonderful, family home!

Built in 2020 by reputable builders 'Persimmon Homes' & having the majority of its NHBC warrantee remaining, this superb three bedroom detached home has seen significant investment and improvement by the current owner since new!

Accompanying the home are a wealth of features to note, some of which include: energy efficient double glazing and gas central heating, an internal door to the garage, a spacious formal lounge with contemporary neutral décor throughout. Towards the rear of the home, there is a stylish fitted kitchen with a shaker style kitchen incorporating a range of integrated appliances, with feature French doors to the dining area leading out to the rear garden.

Upstairs, there are three spacious bedrooms with a handy built-in storage cupboard/wardrobe off the landing, bedroom one enjoys modern en-suite shower facilities and two windows to the front elevation. Bedroom two is a comfortable double room overlooking the rear garden whilst bedroom three would make a great guest room/home office, all are served by the modern, stylish family bathroom perfectly.

Externally, the garden has been designed with ease of maintenance in mind, having an extended patio area and large lawns area. All enjoying a south-easterly aspect, perfect for entertaining during those warm,

Accommodation

Entrance Hall 5'11" x 6'2" (1.81 x 1.89)

Lounge 16'1" x 10'3" (4.91 x 3.13)

Inner Hall 8'3" x 6'3" (2.53 x 1.92)

Kitchen/Diner 18'10" x 8'4" (5.75 x 2.56)

Cloakroom 5'3" x 3'1" (1.61 x 0.94)

First Floor Landing 9'10" x 6'3" (3.01 x 1.92)

Bedroom One 14'4" x 9'6" (4.37 x 2.92)

En-suite 6'10" x 4'3" (2.10 x 1.31)

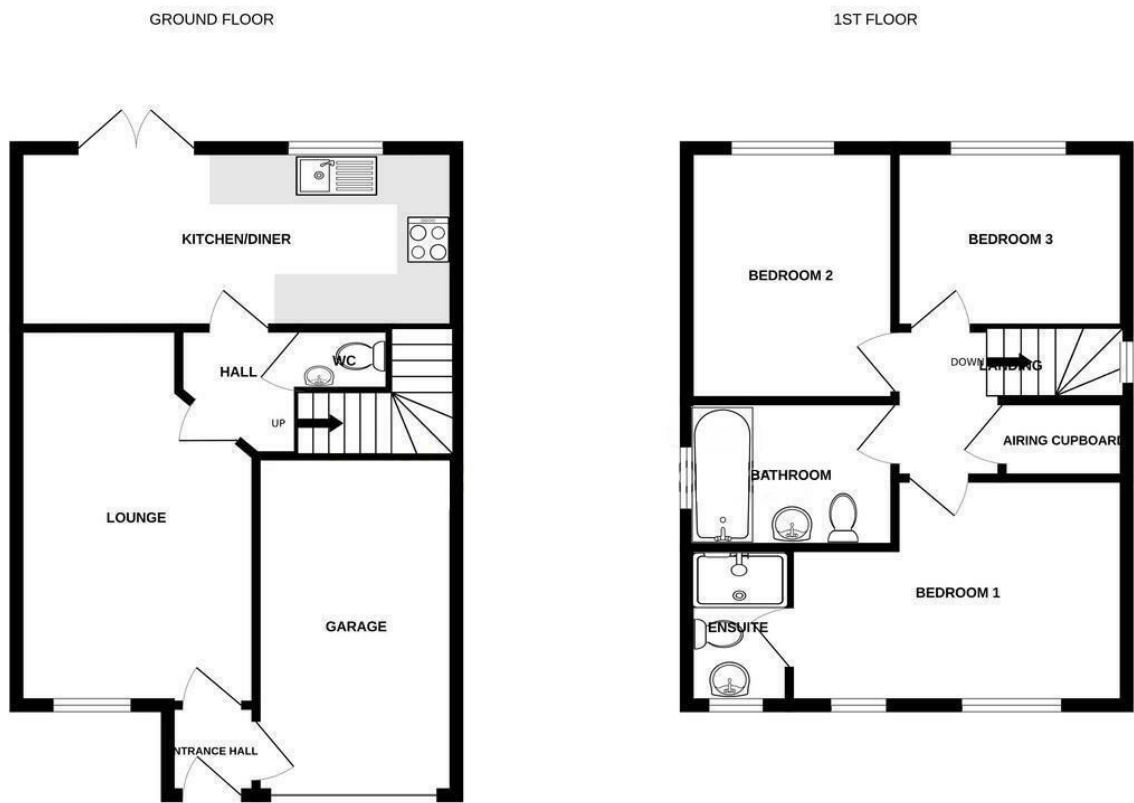
Bedroom Two 11'3" x 8'8" (3.44 x 2.66)

Bedroom Three 9'10" x 7'10" (3.00 x 2.41)

Family Bathroom 8'8" x 5'6" (2.65 x 1.70)

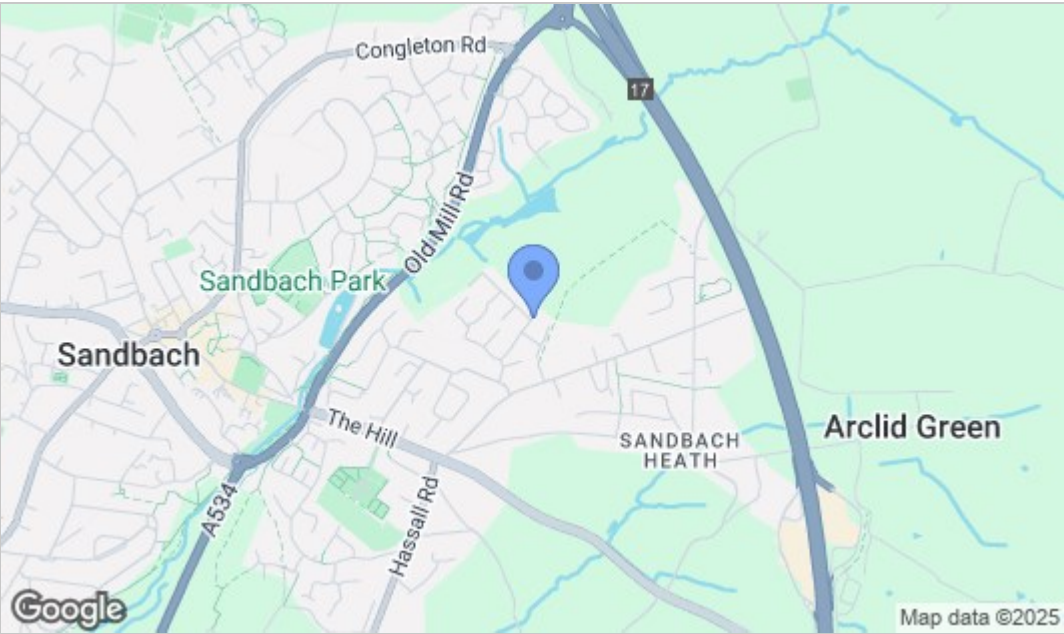
Integral Garage 16'7" x 7'10" (5.07 x 2.41)

Floor Plan

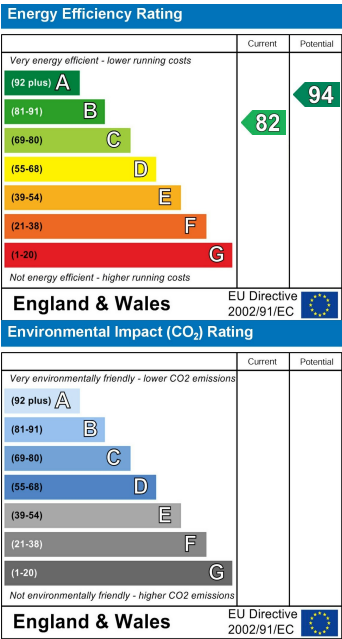


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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