

STEPHENSON BROWNE

Rose Way, Sandbach

CW11 4AB

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Asking Price £525,000

DESCRIPTION

A stunning four-bedroom detached family home, beautifully positioned on a corner plot within a quiet cul-de-sac on this popular modern development on Rose Way, Sandbach. Offering an impressive combination of generous living space, contemporary design and excellent practical features, this superb property is an ideal choice for growing families looking for a home they can move straight into and enjoy.

From the moment you arrive, the property makes a fantastic first impression, with a double garage, driveway parking and EV charger, providing excellent off-road parking, convenience and additional storage. Internally, the accommodation is thoughtfully arranged over two floors, creating versatile spaces for both everyday family life and entertaining.

At the heart of the home is the impressive open-plan kitchen/diner, with the kitchen having been installed approximately one year ago and fitted with top-quality appliances. This bright and sociable space is perfect for family meals, entertaining guests and relaxing together, while bi-fold doors provide a seamless connection to the private rear garden. A separate utility room and useful storeroom add an excellent level of practicality, helping keep the main living areas beautifully organised.

The property also benefits from a







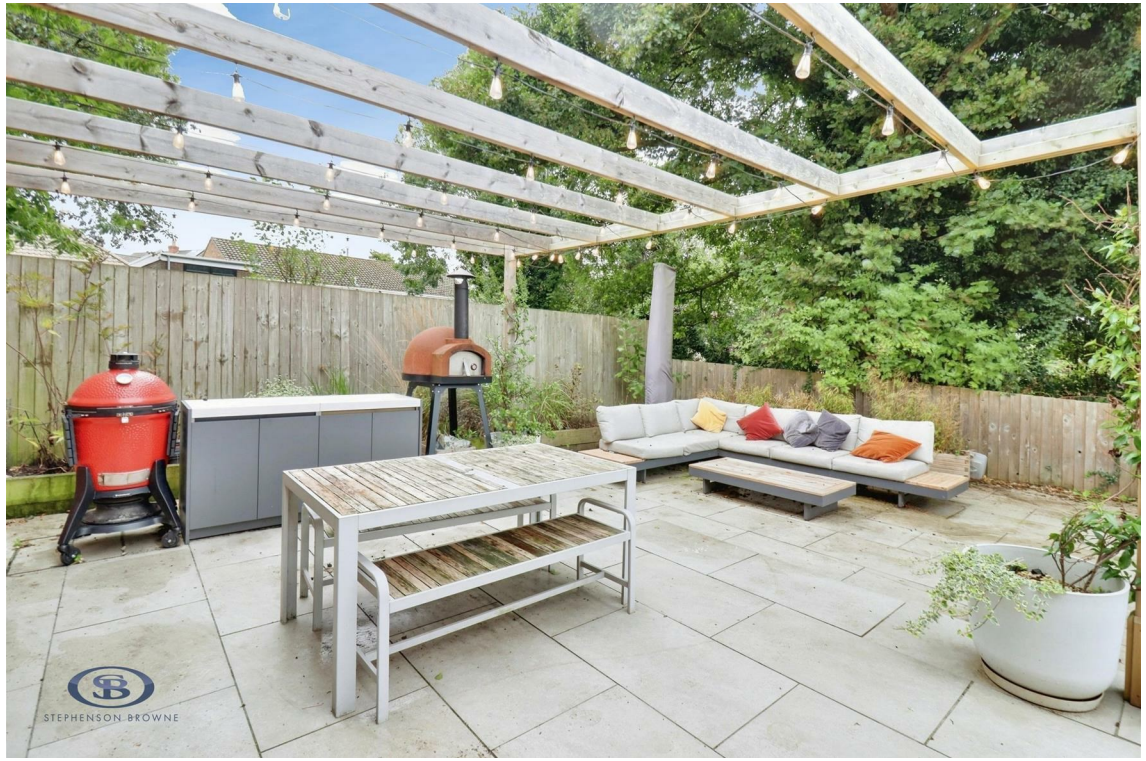






convenient downstairs WC, which, together with the modern family bathroom, was installed approximately one year ago.

Upstairs, the property continues to impress with four well-proportioned bedrooms, including two bedrooms benefiting from en-suite shower rooms, alongside the modern family bathroom. The generous gallery landing is a particularly attractive feature, with window views creating a light and airy approach to the bedrooms. This versatile space could also be used as a study or reading area, while the property further benefits from ample storage and built-in wardrobes, making it particularly well suited to busy modern family life.













ROOM DESCRIPTIONS

Outside, the recently landscaped private rear garden provides a wonderful space for children to play, summer entertaining or simply enjoying some peace and quiet. A recently laid porcelain-tiled seating area with pergola creates an attractive setting for outdoor dining and relaxation.

The location is another major attraction. Situated within this modern and desirable development, the property is within walking distance of Sandbach town centre, while excellent road links, including the M6 motorway junction just a short drive away, make this an appealing choice for commuters.

Spacious, stylish and exceptionally well equipped for modern family living, this impressive four-bedroom detached home offers a fantastic opportunity to secure a beautifully presented property in a highly convenient Sandbach location. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Lounge
15'1" x 13'9"

Kitchen Diner
15'7" x 18'11"

Study
9'9" x 11'5"

Utility
4'9" x 6'3"

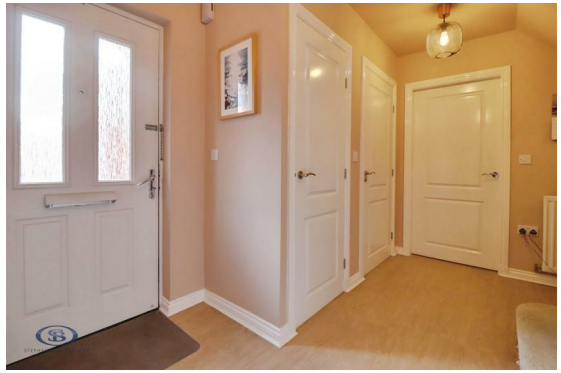
Bedroom One
9'6" x 13'8"

Bedroom Two
12'1" x 9'4"

Bedroom Three
7'0" x 10'6"

Bedroom Four
6'10" x 11'2"













Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why Choose SB Sandbach To Sell Your Property?
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.





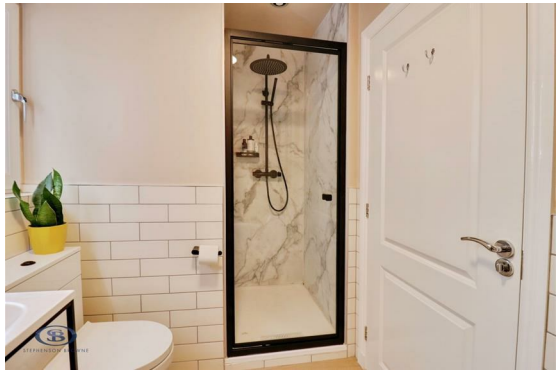









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Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

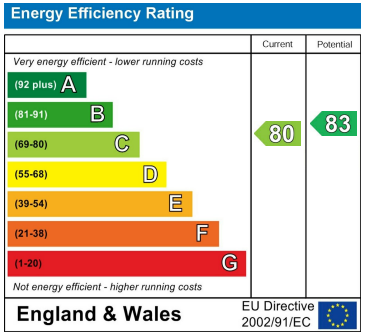


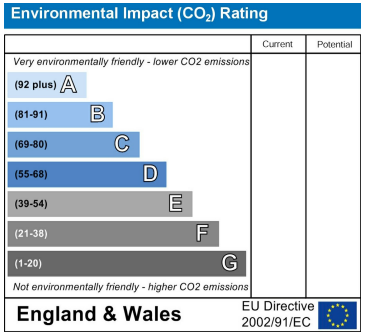
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



EPC Rating





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