

**4 Fieldfare Way,  
Sandbach, CW11 3TR**



**Immaculately presented and finished to a high specification throughout, this stunning three-bedroom home boasts high ceilings, quality upgrades, and stylish modern finishes.**

**The property offers a bright and spacious layout including herringbone flooring, a sleek kitchen/diner, contemporary bathrooms and en-suite, and well-proportioned bedrooms.**

**Storage is well catered for with an essential ground-floor storage cupboard and a partially boarded loft with pull-down ladder.**

**Externally, the property benefits from off-road parking and a private rear garden, making it an ideal home for families or professionals seeking a turnkey property.**

**Don't miss out- book your viewing today!**

**OIRO £310,000**

### Entrance

Composite double-glazed front door with UPVC double-glazed side window, opening into a bright and spacious entrance hall featuring high ceilings, herringbone flooring, handy storage cupboard, radiator, and oak internal doors leading to:



### Lounge – 16'09 x 10'03

UPVC double-glazed window to the front elevation and radiator.



### Guest WC

UPVC double-glazed obscured window to the side elevation, part-tiled walls, low-level WC, wash hand basin, and chrome ladder towel rail.





#### **Kitchen – 17'00 x 9'10**

UPVC double-glazed French doors and window to the rear elevation. A range of sleek gloss grey base, wall, and drawer units, stainless steel sink with drainer, built-in double oven, induction hob with cooker hood over. Integrated fridge/freezer and washing machine. Combi boiler neatly housed within a kitchen unit and radiator.



#### **Stairs to First Floor**

Spacious landing with loft access via pull-down ladder, with the loft being partially boarded for storage.

#### **Bedroom One – 15'10 x 9'11**

UPVC double-glazed window to the front elevation, oak internal door, and radiator.



#### **En-Suite**

UPVC double-glazed obscured window to the side elevation, part-tiled walls, enclosed shower cubicle with mains-fed shower, low-level WC, wash hand basin, and chrome ladder towel rail.







### **Bedroom Two – 12'00 x 9'10**

UPVC double-glazed window to the rear elevation, oak internal door, and radiator.



### **Bedroom Three – 9'09 x 6'09**

UPVC double-glazed window to the front elevation, oak internal door, and radiator.



### **Bathroom**

UPVC double-glazed obscured window to the rear elevation, panelled bath with mains-fed shower over, part-tiled walls, low-level WC, wash hand basin, and chrome ladder towel rail.



### **Externally**

**Front-**Block-paved driveway providing off-road parking for two vehicles, paved pathway to the front door, lawned area with planted border, and side gated access to the rear garden.

**Rear-**Fully fenced garden with patio area and lawn, outside tap, external electrical points, bin store, and space for a shed.



**EPC- B**

**Council tax- C**

**Tenure- Freehold**

### **Viewing Arrangements:**

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

### **Hours of Business:**

Monday to Friday	9.00 – 5.00
Saturday	9.00 – 1.00

### **Important Notice:**

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.



