

Lewis  
King



21 Elgan Crescent, Sandbach, CW11 1LD

Offers over £300,000





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# 21 Elgan Crescent

## Sandbach, CW11 1LD

- Three-Storey Freehold Home
- Overlooking Parks and Fields
- Stunning Master Suite
- Off-Road Parking for Two Vehicles
- South-Facing Landscaped Garden
- Walking Distance to Sandbach Centre
- Two Bathrooms and a WC
- Council Tax Band C

This impressive three-story home on Elgan Crescent occupies a truly enviable position, overlooking a vibrant children's play area with the local rugby club and rolling green fields stretching out just beyond. It is a rare find that perfectly balances a quiet, community-focused atmosphere with the convenience of being just a short walk from the independent shops and cafes of Sandbach town centre.

Stepping inside, the ground floor opens into a bright and inviting kitchen and dining area that serves as the heart of the home. The current owners have thoughtfully upgraded this space by installing bespoke built-in under-stairs storage cupboards, providing a clever and stylish solution for keeping family life organized. To the rear, the spacious living room features elegant doors that open directly onto the south-facing garden, flooding the room with natural light throughout the day.

The first floor hosts two well-proportioned bedrooms and a modern family bathroom. Bedroom two is a particular highlight, featuring quality fitted wardrobes that maximize the space. Ascending to the second floor, you will discover the impressive master suite. This private retreat spans the entire top level and includes its own bank of fitted wardrobes and a private ensuite shower room, offering a quiet sanctuary away from the hustle and bustle of the house.

Outside, the south-facing rear garden is an absolute sun trap, designed for both relaxation and entertaining. The current owners have extended the patio to create a generous seating area, perfectly complemented by a neat lawn and attractive raised flower bed borders. Whether you are heading to the rugby club gym for an early session or enjoying a sunset stroll across the nearby open fields, this freehold home offers a lifestyle that is hard to beat.



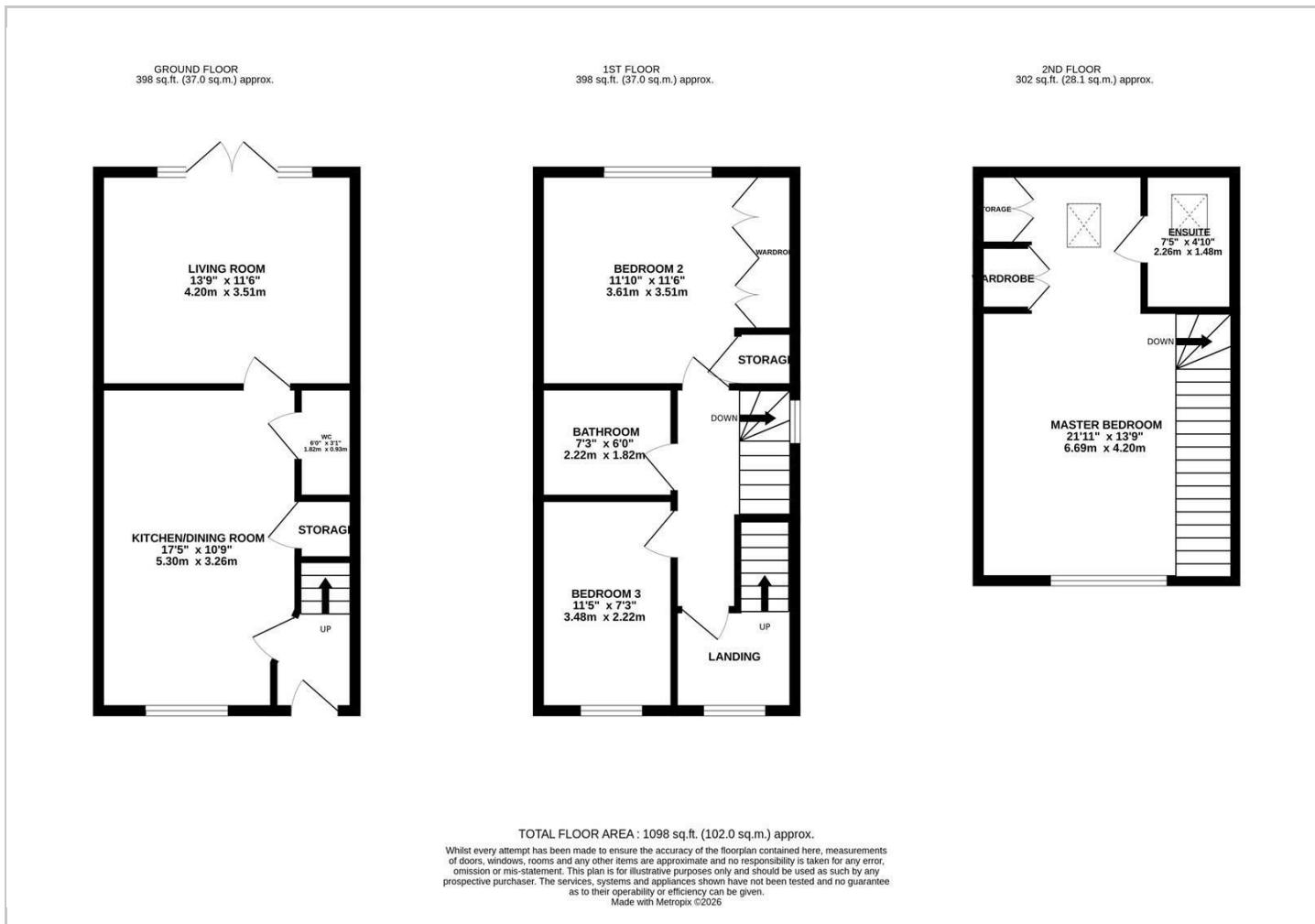


## Directions

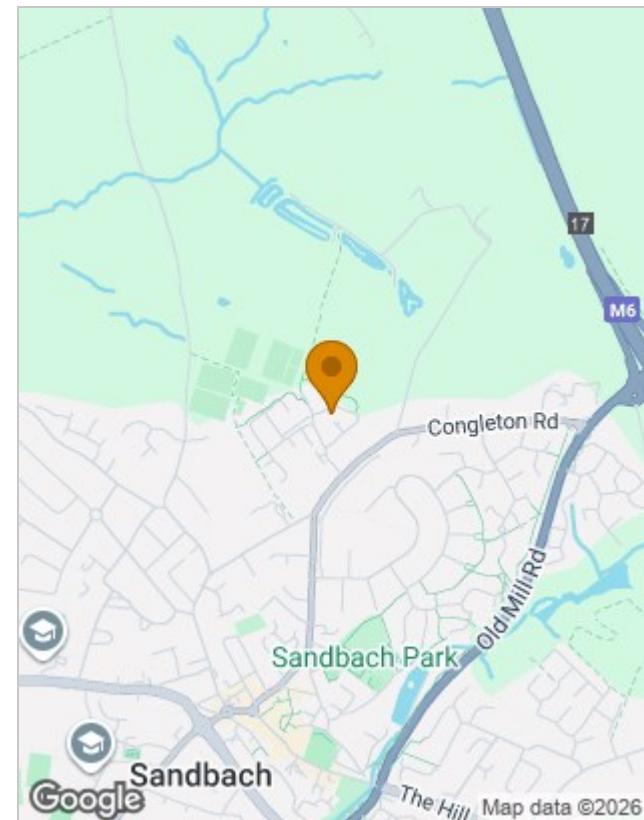




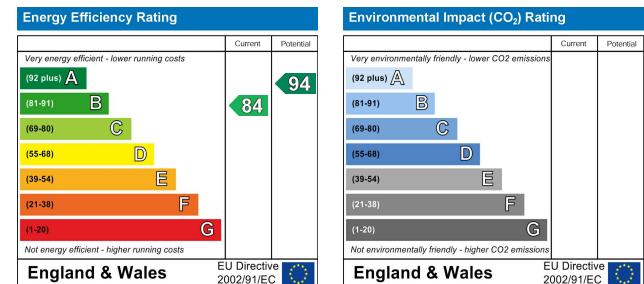
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.