

Lewis
King



Beech Grove, Sandbach, CW11 4JW

Offers over £220,000

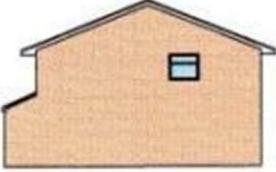




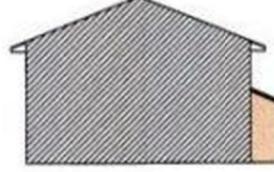
EXISTING FRONT ELEVATION
Scale 1/100



EXISTING REAR ELEVATION
Scale 1/100



EXISTING RH SIDE ELEVATION
Scale 1/100



EXISTING LH SIDE ELEVATION
Scale 1/100



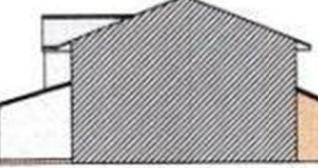
PROPOSED FRONT ELEVATION
Scale 1/100



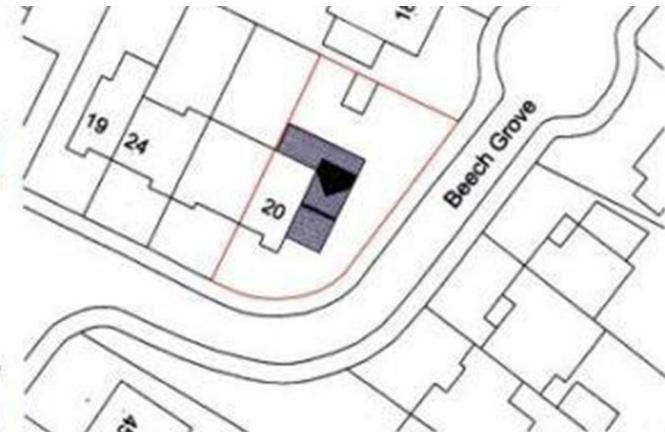
PROPOSED REAR ELEVATION
Scale 1/100



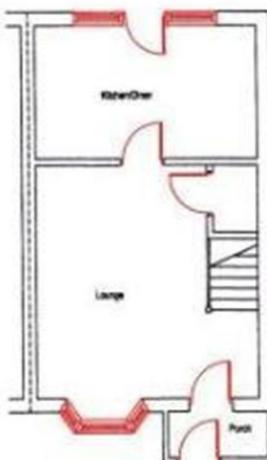
PROPOSED RH SIDE ELEVATION
Scale 1/100



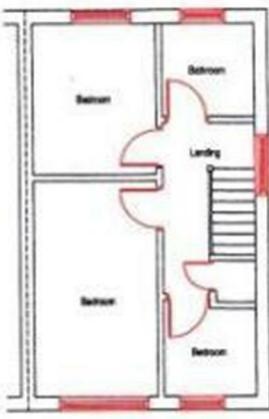
PROPOSED LH SIDE ELEVATION
Scale 1/100



BLOCK PLAN
Scale 1/250



EXISTING GROUND FLOOR PLAN
Scale 1/50



EXISTING FIRST FLOOR PLAN
Scale 1/50



PROPOSED GROUND FLOOR PLAN
Scale 1/50



PROPOSED FIRST FLOOR PLAN
Scale 1/50

Existing Walls
New External Walls
New Internal Walls



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LOCATION PLAN
Scale 1/1250

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The contractor is to check all dimensions on site
before commencing setting out or other works.
Do not scale from this drawing.

New Date: 01/01/2024
Revisions:

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Client:
HILLIER

Project:
**20 BEECH GROVE
SANDBACH CW11 4JW**

Subject:
**SIDE AND REAR
EXTENSIONS**

Drawn by: **A.**
Checked by: **B.**
Date: **Mar 2022**

Scale: **As shown**

Beech Grove

Sandbach, CW11 4JW

- No Onward Chain
- Planning Permission Granted for Two Storey Extension
- Substantial Plot
- Walking Distance to Town Centre
- Planning Reference Number: 22/1329C
- Off-Road Parking

NO ONWARD CHAIN

A beautifully presented home boasting a large plot in a popular location walking distance from Sandbach town centre, you would think that would be enough! However, this home comes with the added benefit of having planning permission for a sizeable two storey extension to the side elevation which when completed would transform this property into a large four-bedroom home with three reception rooms, two bathrooms, and still retaining a large garden with off-road parking! Details of the planning permission can be viewed online with planning reference number: 22/1329C.

As it stands the property currently boasts some fantastic accommodation; entered via a storm porch to the front, you will then find yourself in a large lounge with inset electric fireplace, under stairs storage cupboard, and stairs leading to the first floor. To the rear there is an open plan kitchen/diner with recently fitted modern kitchen units including an integrated Neff oven, Bosch induction hob, slide out extractor fan, plus under-counter integrated fridge and dishwasher.

On the first floor there are two double bedrooms to both the front and rear elevations with a third single bedroom also to the front aspect, the property is then completed by a three-piece suite family bathroom with half tiled walls and a heated chrome towel rail.

Externally the property has a low maintenance frontage which has been gravelled with a paved path running down the side of the property, there you will find a spacious and private lawn area, and to the rear there is a large yet low maintenance garden perfect for entertaining with Indian stone patio area, a raised pond, and garden shed for storing outdoor furniture. Finally, you will find gated access to the driveway at the rear of the plot where there is space for at least two vehicles and a substantial shed for additional storage.

To arrange a viewing or for more information please contact Lewis King Estate Agents at your earliest convenience!



Ground Floor

Lounge 14'5" x 15'1" (4.4 x 4.6)

Kitchen/Diner 14'5" x 8'10" (4.4 x 2.7)

First Floor

Bedroom One 8'2" x 14'1" (2.5 x 4.3)

Bedroom Two 8'2" x 9'10" (2.5 x 3)

Bedroom Three 6'2" x 10'5" (1.9 x 3.2)

Bathroom 6'2" x 6'2" (1.9 x 1.9)

Planning Details



Planning Details

The planning details relating to this home can be seen online via the Cheshire East Council website where you can search for them using the reference number: 22/1329C. Architects drawings are available to be seen on request upon arranging a viewing appointment.

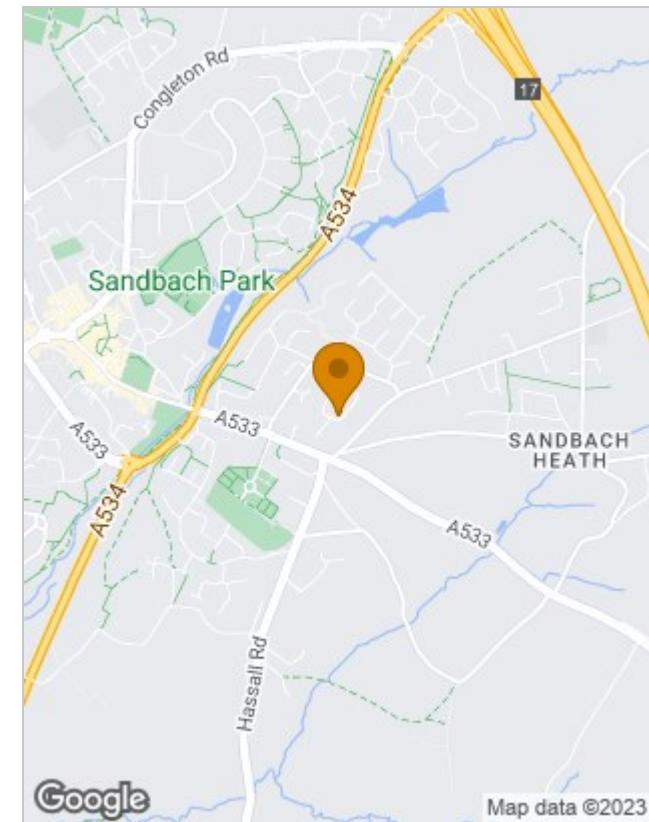




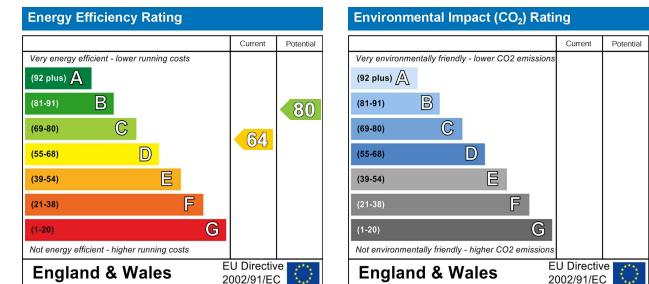
Floor Plans



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.