

Lewis  
King



Halliwell Court, Sandbach, CW11 3AQ

**Offers in excess of £375,000**









# Halliwell Court

Sandbach, CW11 3AQ

- Corner-Plot Detached Home
- Two Bathrooms Plus Ground Floor WC
- Detached Garage
- Council Tax Band E
- Four Large Bedrooms
- Large Garden
- Quiet Cul-de-Sac Location

A superbly appointed and spacious family home in the heart of Elworth, this property boasts both large bedrooms on the first floor and equally spacious living space on the ground floor in addition to a detached single garage and sizeable yet private rear garden. Found at the entrance to a quiet and family-friendly cul-de-sac plus is part of a wider estate with multiple open play areas, this will suit the modern family's needs down to the ground!

Accessed via a large and welcoming entrance hall, the lounge can be found to your right-hand side enjoying plenty of natural light with windows to the front aspect and French doors leading out to the garden at the rear. There is also a separate and generously sized dining room again with twin aspect windows allowing for plenty of light, and to the rear of the property is a huge kitchen/diner with central island and breakfast bar, plus integrated Neff double oven and induction hobs, space and plumbing for a washing machine, dishwasher, and fridge/freezer, and French doors leading out to the rear garden. The ground floor is completed by an under-stairs WC, plus two storage cupboards accessed off the entrance hall.

On the first floor this home impresses further with enough space for all the family and then some! The master bedroom is found to the rear elevation and is large enough for the most copious of furniture and enjoys access off to a shower room ensuite. The second and third bedrooms are also large double rooms with the third bedroom enjoying built in wardrobes, the fourth bedroom is a large single and would make excellent use as a home office or nursery, and the accommodation is completed by a three-piece suite family bathroom.

Externally the property dominates a prominent corner-plot position and has a detached garage to the rear with off-road parking in front of it, and the rear garden has two patio seating areas plus a lovely water feature giving a real sense of peace and tranquillity!



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## Ground Floor

**Lounge** 10'2" x 16'8" (3.1 x 5.1)

**Dining Room** 9'10" x 10'9" (3 x 3.3)

**Kitchen/Diner** 15'5" x 15'1" (4.7 x 4.6)

## First Floor

**Bedroom One** 15'1" x 10'2" (4.6 x 3.1)

**Ensuite** 3'11" x 6'10" (1.2 x 2.1)

**Bedroom Two** 14'9" x 8'10" (4.5 x 2.7)

**Bedroom Three** 10'5" x 9'2" (3.2 x 2.8)

**Bedroom Four** 6'10" x 7'6" (2.1 x 2.3)

**Family Bathroom** 5'6" x 6'10" (1.7 x 2.1)



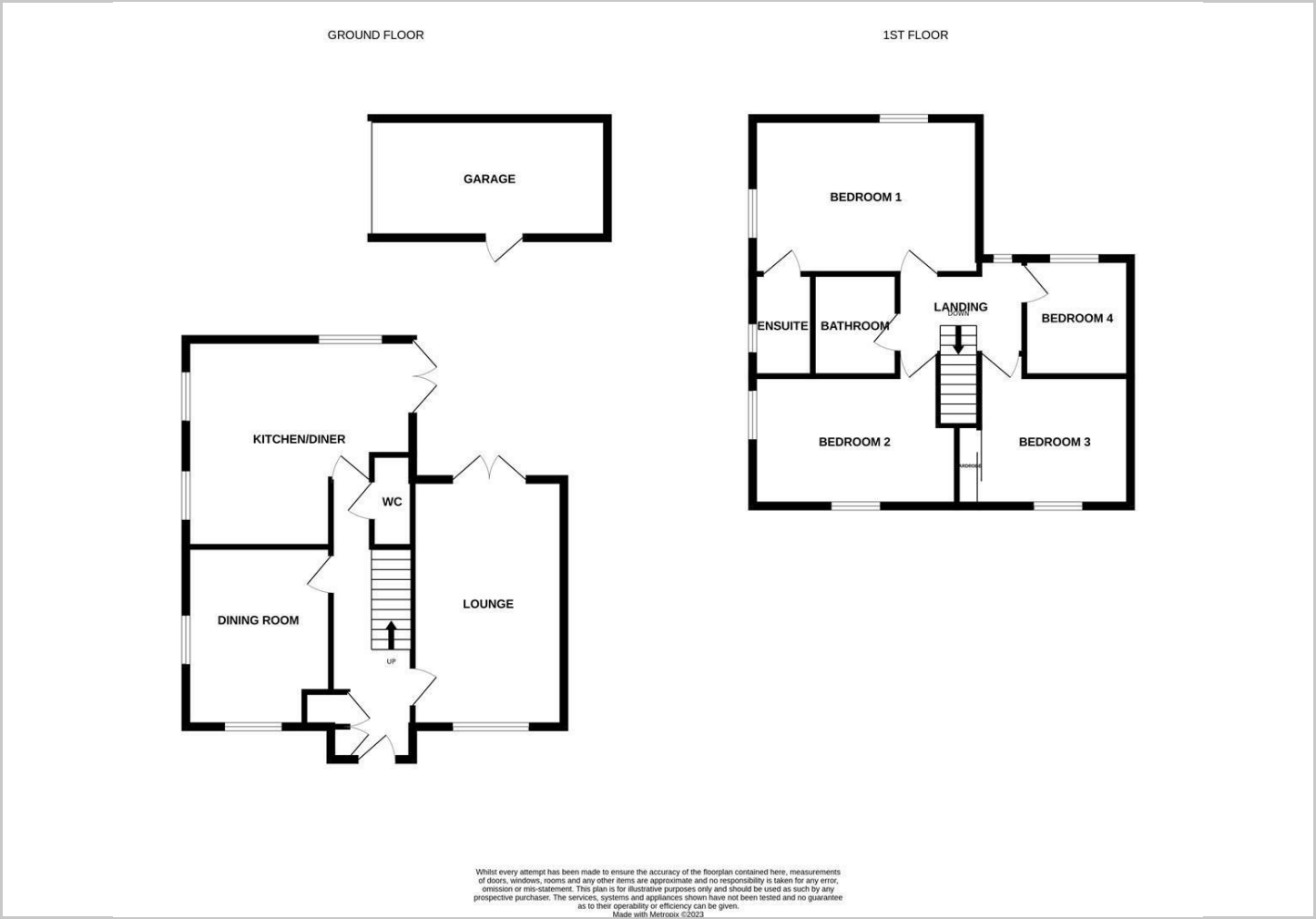
Directions







Floor Plans



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.

Location Map



Energy Performance Graph

