

Lewis  
King



Pulford Road, Sandbach, CW11 2AF

**Offers in the region of £330,000**







# Pulford Road

## Sandbach, CW11 2AF

- Large Modern Family Home
- Sizeable Garden
- Family Bathroom & En-suite off Master Bedroom
- Utility Room
- Council Tax Band E
- Two Reception Rooms plus Kitchen/Diner
- Four Large Bedrooms
- Tons of Storage
- Detached Garage
- Countryside Location

A stunning home found in the centre of the scenic village of Arclid on the outskirts of Sandbach, this property enjoys fantastic commuter links, is surrounded by open countryside, and sits on a quiet and family-friendly estate. What's not to love!

This modern property, built in 2018, boasts two spacious reception rooms plus a large kitchen/dining room, perfect for entertaining guests or simply relaxing with the family. With four large bedrooms and two bathrooms including an en-suite from the master bedroom, there is ample space for everyone to enjoy.

Situated in a countryside location, this home offers a tranquil escape from the hustle and bustle of city life. The detached garage provides parking for one vehicle, with two additional off-road parking spaces on the driveway extending down the side of the property. There is also an EV car charger installed on the driveway for convenience for any new owner with an electric vehicle.

To the rear of the property there is a large yet private garden with large patio seating area, a further secluded decking seating space, and a laid to lawn garden all with a secure fenced surround, perfect for anyone with children.

One of the standout features of this property is its fantastic commuter links with easy access to the M6 motorway, making it ideal for those who need to travel for work or leisure. Whether you're heading to the city for business or exploring the countryside for pleasure, this location offers the best of both worlds.

Nestled in a modern and family-friendly estate, this house is perfect for those looking to settle down in a welcoming community. Don't miss out on the opportunity to make this beautiful property your new home. Contact us today to arrange a viewing and experience the charm of countryside living at its finest.



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|                        |                           |
|------------------------|---------------------------|
| <b>Ground Floor</b>    |                           |
| <b>Lounge</b>          | 11'1" x 15'8" (3.4 x 4.8) |
| <b>Dining Room</b>     | 9'2" x 9'2" (2.8 x 2.8)   |
| <b>Kitchen/Diner</b>   | 14'9" x 10'9" (4.5 x 3.3) |
| <b>Utility Room</b>    | 9'2" x 5'6" (2.8 x 1.7)   |
| <b>WC</b>              | 5'6" x 6'2" (1.7 x 1.9)   |
| <b>First Floor</b>     |                           |
| <b>Master Bedroom</b>  | 11'5" x 16'0" (3.5 x 4.9) |
| <b>En-suite</b>        | 7'10" x 4'3" (2.4 x 1.3)  |
| <b>Bedroom Two</b>     | 12'9" x 12'5" (3.9 x 3.8) |
| <b>Bedroom Three</b>   | 7'10" x 9'6" (2.4 x 2.9)  |
| <b>Bedroom Four</b>    | 8'6" x 9'2" (2.6 x 2.8)   |
| <b>Family Bathroom</b> | 7'2" x 5'10" (2.2 x 1.8)  |





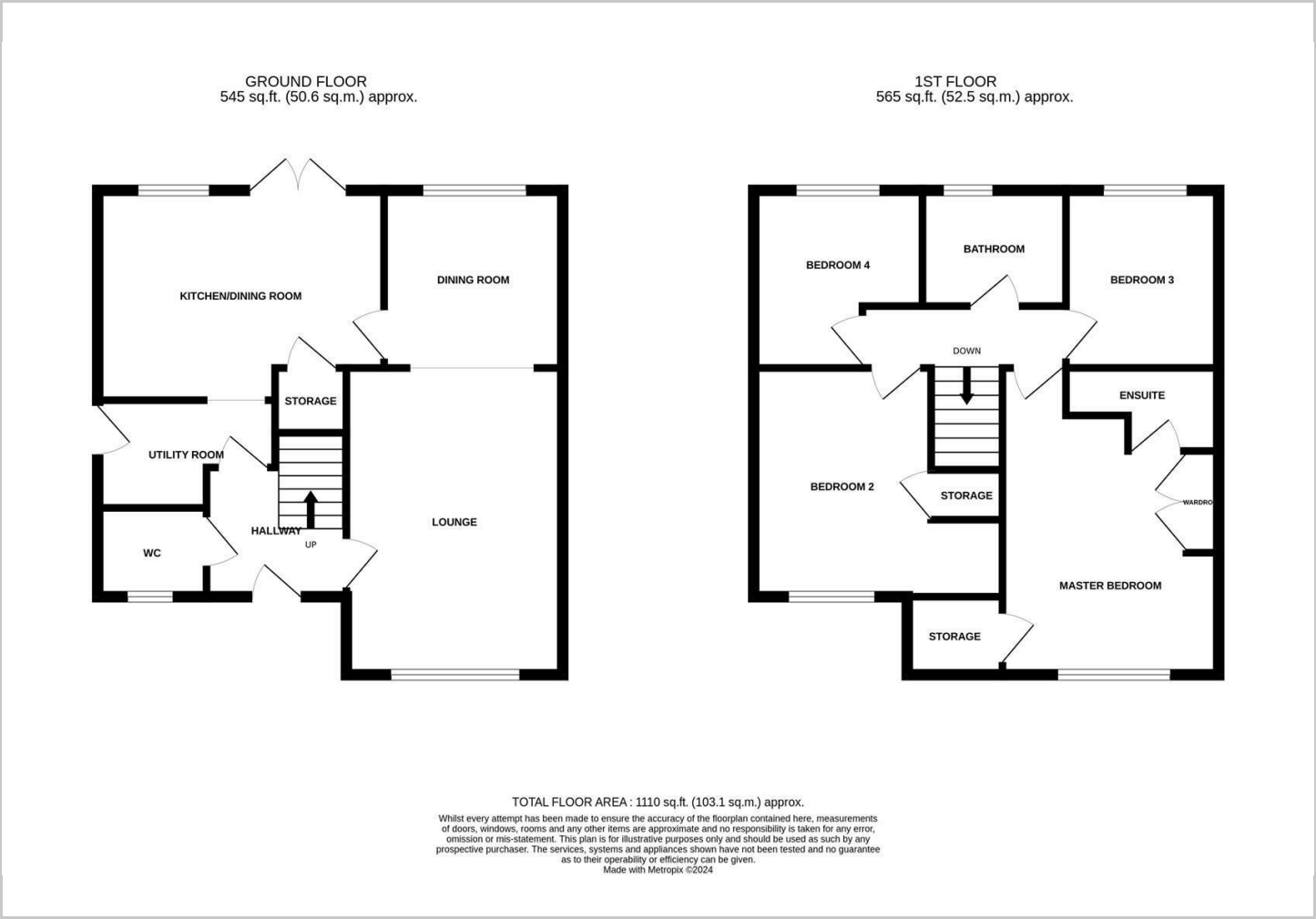
Directions







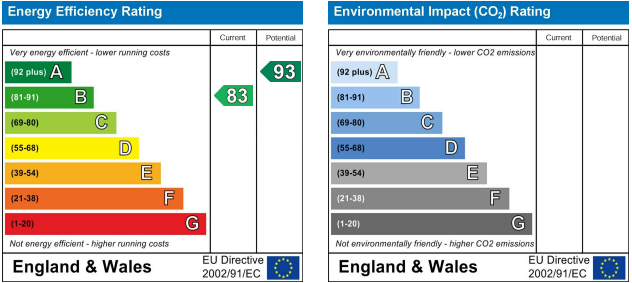
Floor Plans



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.