

# chrishamriding

## lettings & estate agents



### 22 Arley Walk, Sandbach, CW11 3ZN Offers In The Region Of £450,000

Take a moment to view our signature tour of this impressive, extended family home!

Nestled in the pleasant cul-de-sac of Arley Walk, Ettiley Heath, Sandbach, this stunning detached house offers a perfect blend of convenience and modern living. With four generously sized bedrooms, this property is ideal for upsizing families, being located in a prime residential area. The home enjoys two well-appointed reception rooms on the ground floor, providing ample areas for relaxation for the entire family.

The property has been thoughtfully extended to the rear, enhancing the living space and offering over 1300 square feet in total! The garage has been converted in more recent years, which adds further versatility, making it an excellent space for a home office, playroom, additional storage or a downstairs bedroom. The heart of the home has to be the open-plan living/kitchen/diner at the rear, complete with contrasting high-gloss units, and a wealth of integrated appliances including a range cooker! In addition, there is a utility with matching units and a ground floor WC.

Upstairs, there are four well-balanced bedrooms, with a master suite having built-in robes and en-suite shower room, two further double rooms and a fourth single room currently used as a office.

Externally, the well-maintained garden offers a delightful outdoor retreat, perfect for enjoying sunny days or hosting summer barbecues with it's extended patio, lawned area & relationship to the open-plan kitchen. At the front of the home has a side-by-side driveway and a mature lawn.

## Accommodation

**Entrance Hall 10'7" x 5'8" (3.23 x 1.75)**

**Lounge 16'1" x 11'9" (4.91 x 3.59)**

**Open-Plan Kitchen/Diner/Family Room 22'8" x 23'7" (6.92 x 7.20)**

**Utility 5'2" x 5'1" (1.60 x 1.55)**

**Cloakroom 4'2" x 2'8" (1.28 x 0.82)**

**Office/Snug/Downstairs Bedroom 15'9" x 7'8" (4.82 x 2.35)**

**First Floor Landing 10'6" x 5'8" (3.22 x 1.74)**

**Bedroom One 15'2" x 12'1" (4.64 x 3.69)**

**En-suite 8'1" x 5'4" (2.48 x 1.64)**

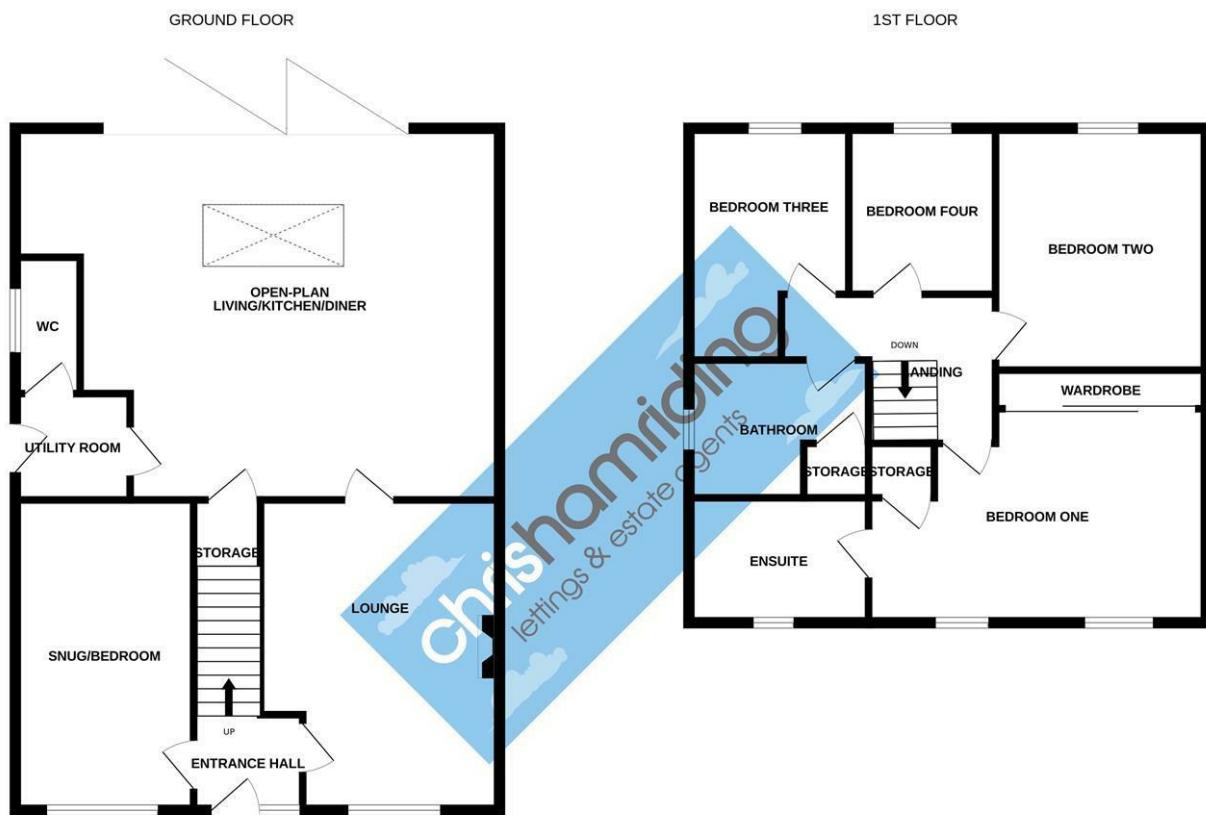
**Bedroom Two 11'2" x 8'9" (3.421 x 2.69)**

**Bedroom Three 10'8" x 6'10" (3.26 x 2.10)**

**Bedroom Four 7'5" x 7'4" (2.27 x 2.25)**

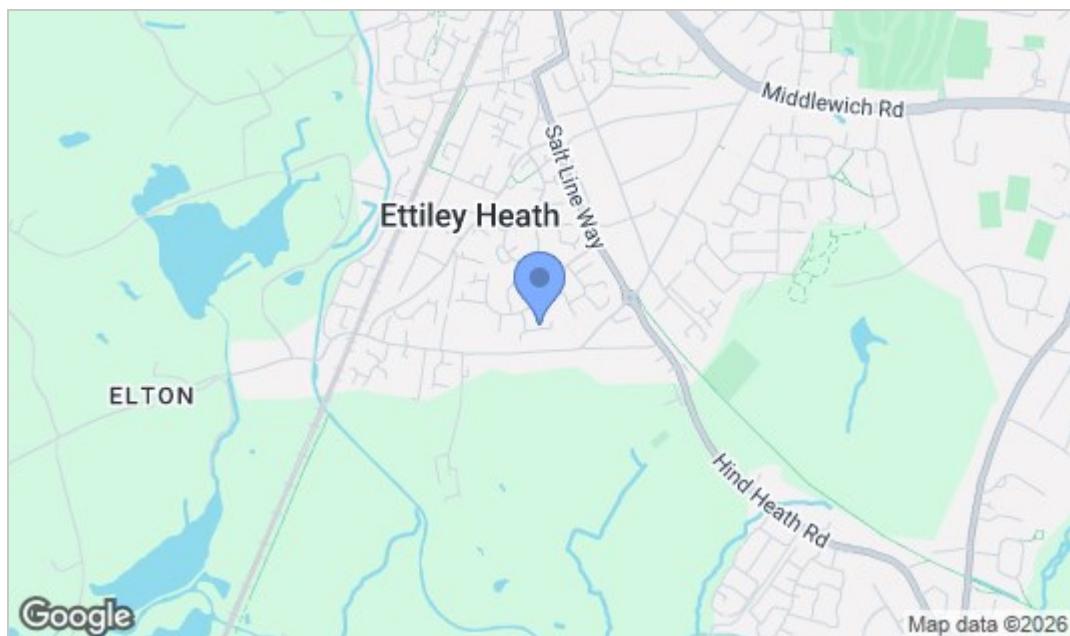
**Family Bathroom 8'3" x 6'4" (2.53 x 1.95)**

## Floor Plan

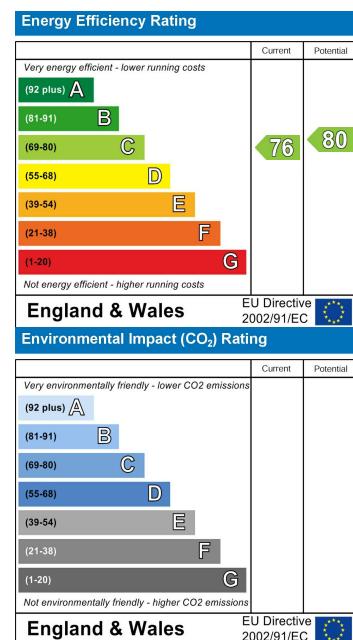


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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