

# chris hamriding

lettings & estate agents



## 10 Henshall Drive, Sandbach, CW11 1YN

### Offers In The Region Of £600,000

Take a moment to view our signature, guided tour of this impressive home & its prime location within Sandbach!

Enjoying family accommodation spanning to almost 1900 square feet on the exclusive 'Tatton Drive' Estate, a favoured part of the town. 10, Henshall Drive is an outstanding family home which has seen much improvement and updating from the current owners. The home finds itself close to highly regarded schooling for both primary & secondary students, whilst being conveniently close to Sandbach Park, Sandbach Town Centre and its variety of day-to-day amenities. For the commuter, you are on the right side of town for handy access to the M6 motorway network & a touch further afield, Sandbach Train station can be found plus access to neighbouring Crewe & Congleton.

Accompanying this outstanding home are a number of impressive features to note, some of which include:- a welcoming reception hall, a fireplace with cast iron log burning stove to the lounge, gas central heating, double glazing, wooden style flooring to the majority of the ground floor, a bespoke fitted kitchen which forms part of the extension incorporating a number of integrated appliances, breakfast island & wealth high-gloss units, patio door to the rear garden from the lounge and an updated sanitary ware to the cloakroom, bathroom and en-suite.

Upstairs, the home has four well-balanced bedrooms, all of which are accessed from the large galleried landing and all can accommodate double beds, with a sizeable en-suite to the master, in addition to the family

**Accommodation**

**Enclosed Porch**

**Entrance Hall 11'8" x 10'2" (3.58 x 3.10)**

**Cloakroom 8'7" x 4'6" (2.62 x 1.39)**

**Lounge 21'10" x 12'11" (6.67 x 3.96)**

**Dining Room 11'8" x 11'0" (3.58 x 3.37)**

**Open-Plan Kitchen/Breakfast Room 23'3" x 11'7" (7.10 x 3.54)**

**Utility Room 8'6" x 7'0" (2.60 x 2.14)**

**First Floor Landing 15'1" x 9'9" (4.61 x 2.98)**

**Bedroom One 15'1" x 11'11" (4.60 x 3.64)**

**En-suite 8'6" x 4'10" (2.61 x 1.49)**

**Bedroom Two 12'11" x 10'11" (3.96 x 3.33)**

**Bedroom Three 11'8" x 11'6" (3.58 x 3.51)**

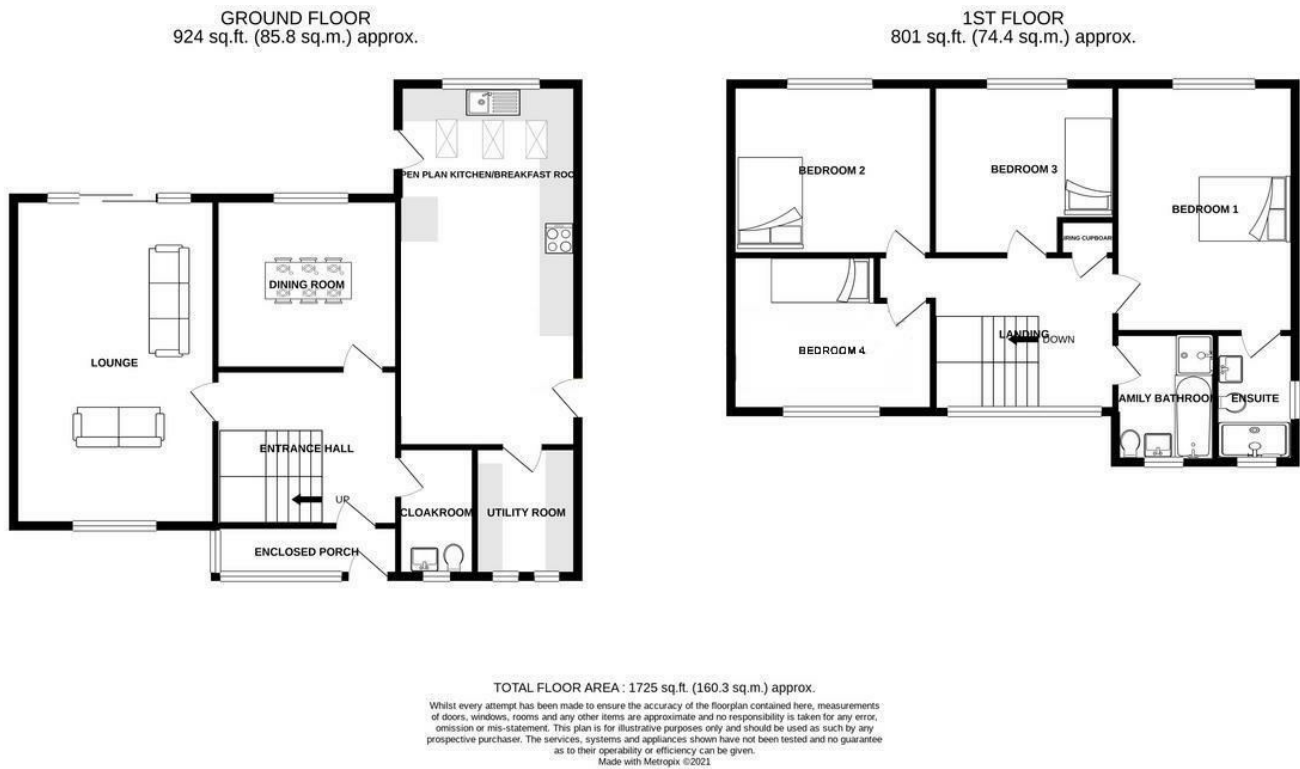
**Bedroom Four 12'11" x 10'5" (3.96 x 3.20)**

**Family Bathroom 8'4" x 6'5" (2.56 x 1.98)**

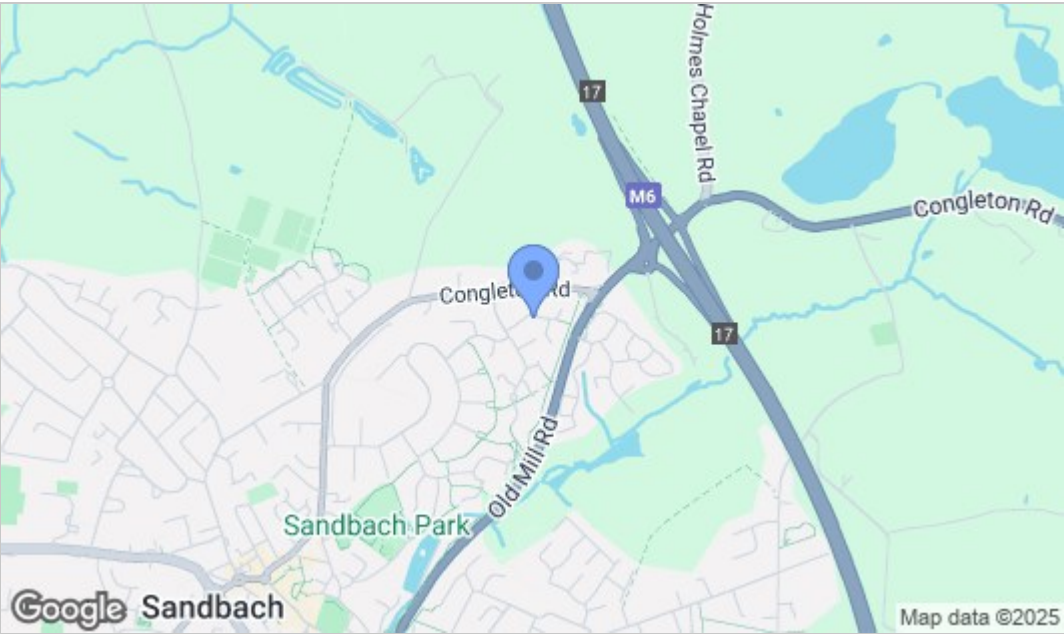
**Double Garage 18'0" x 18'0" (5.50 x 5.50)**



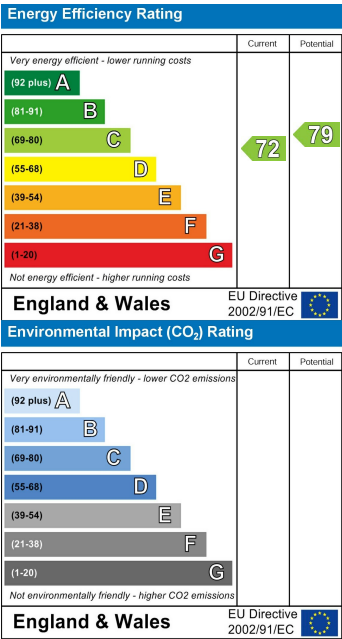
Floor Plan



Area Map



Energy Efficiency Graph



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