



**14 Holly Heath Close**

CW11 4HU

**Guide Price £289,950**



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STEPHENSON BROWNE



Located upon a highly desirable quiet cul-de-sac this three bed detached house enjoys a prominent position and has recently been renovated and extended to include a stunning open plan living kitchen dining room with bi-folding doors out on to the garden. Within walking distance to Sandbach town centre this is one not to be missed.

**Agents Remarks**

Holly Heath Close is situated within the Sandbach Heath area on the East side of Town which is convenient for many reasons including being able to walk into the Town Centre, access the M6 and other main roads quickly, easy reach of local schools and it's only about a mile from Malkins Bank where you will find a popular Golf Course, canal-side walks and footpaths through countryside.

Positioned at the head of the cul-de-sac, the property has a pleasant aspect facing down the road and is set back behind a block paved shaped driveway.

The property has been fully renovated and extended by the current owners in recent months and now includes a stunning, high spec open plan Kitchen Living Dining Room. There is also a separate formal Lounge, and the integral garage has been partly converted to include a Study/Bedroom four. There is further planning permission granted to fully convert the garage to a Utility, downstairs WC and still have some storage space at the front, the planning also includes an additional double Bedroom upstairs.

Upstairs there are three bedrooms, with bedroom one benefitting from an En-Suite and the Family Bathroom concludes the accommodation.

Outside, the rear garden provides a low maintenance flagged area. To the front there is a great sized driveway providing off road parking for several vehicles.

One not to be missed!

**Location**

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

**ACCOMMODATION**

**Entrance Hall**

UPVC double glazed front door, two ceiling light points, tiled flooring, stairs to the first floor.

**Lounge**

15'6" x 9'9" (4.738 x 2.981)  
Ceiling light point and spotlighting, UPVC double glazed box bay window to the front elevation, radiator, TV point.

**Kitchen/Living/Dining Room**

24'9" x 13'4" (7.559 x 4.066)  
Tiled flooring with under floor heating in kitchen area, good range of wall and base units in contrasting colours with contrasting work top surface over, four ring Lamona induction hob with extractor fan over, two Lamona ovens, integrated fridge-freezer, integrated dishwasher, inset sink with mixer tap, spotlighting, two wall mounted radiators, UPVC double glazed window to the side elevation, lantern ceiling, spotlighting, bi-folding doors, under stairs storage.







### Integral Garage

19'7" x 8'4" (5.988 x 2.552)

Electric garage door, ceiling light point, space and plumbing for washing machine and tumble dryer, wall mounted Worcester-Bosch combination boiler. Access to;

### Office/Bedroom Four

7'5" x 8'7" (2.280 x 2.626)

Wood effect laminate flooring, radiator, spotlighting, UPVC double glazed window to the rear elevation, UPVC double glazed frosted window to the side elevation.

### FIRST FLOOR

#### Landing

Ceiling light point, access to the loft, UPVC double glazed window to the side elevation, airing cupboard.

#### Bedroom One

15'4" x 8'8" (4.692 x 2.667)

UPVC double glazed window to the rear elevation, fitted wardrobes with sliding mirror doors, ceiling light point, spotlighting, radiator.

#### En-Suite

6'1" x 4'8" (1.871 x 1.439)

Fully tiled shower enclosure with mixer shower, low level WC, pedestal hand basin with mixer tap, chrome ladder style radiator, spotlighting, UPVC double glazed frosted window to the rear elevation, shaver point.

#### Bedroom Two

12'0" x 8'8" (3.673 x 2.655)

UPVC double glazed window to the front elevation, radiator ceiling light point.

#### Bedroom Three

6'5" x 8'11" (1.974 x 2.740)

UPVC double glazed window to the front elevation, radiator, ceiling light point.

### Family Bathroom

6'2" x 6'0" (1.890 x 1.846)

Panel bath with tiled surround, shower attachment over, folding glass shower screen, tiled flooring, low level WC pedestal hand basin with mixer tap, chrome ladder style radiator.

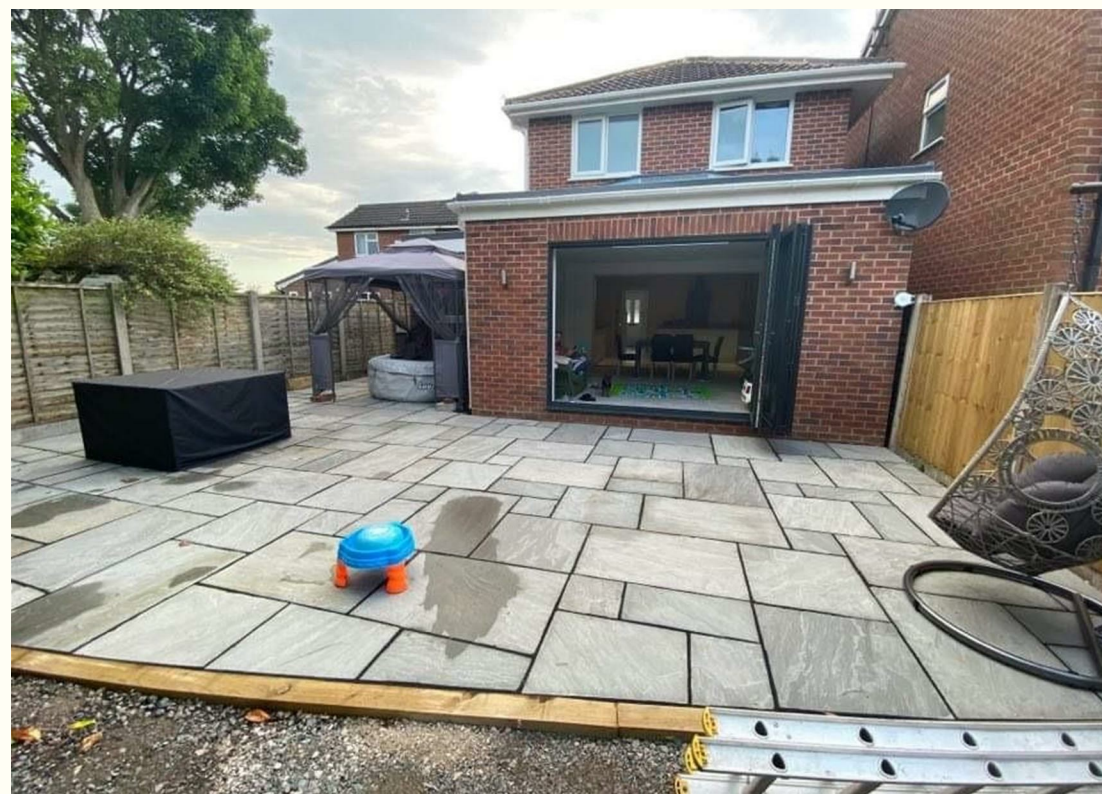
### OUTSIDE

#### Front

Driveway providing ample off road parking.

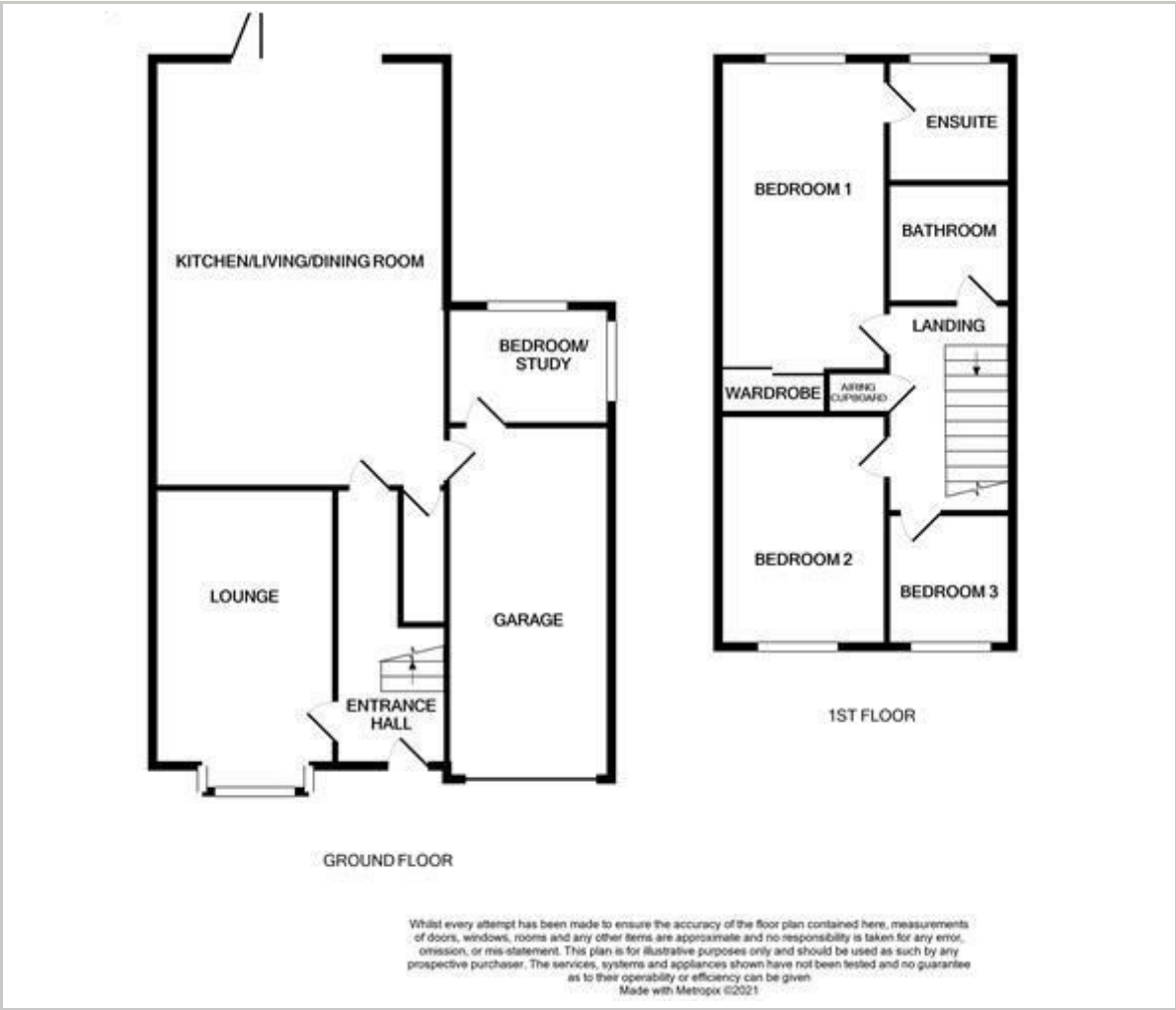
#### Rear

Fenced boundaries, Indian stone patio.





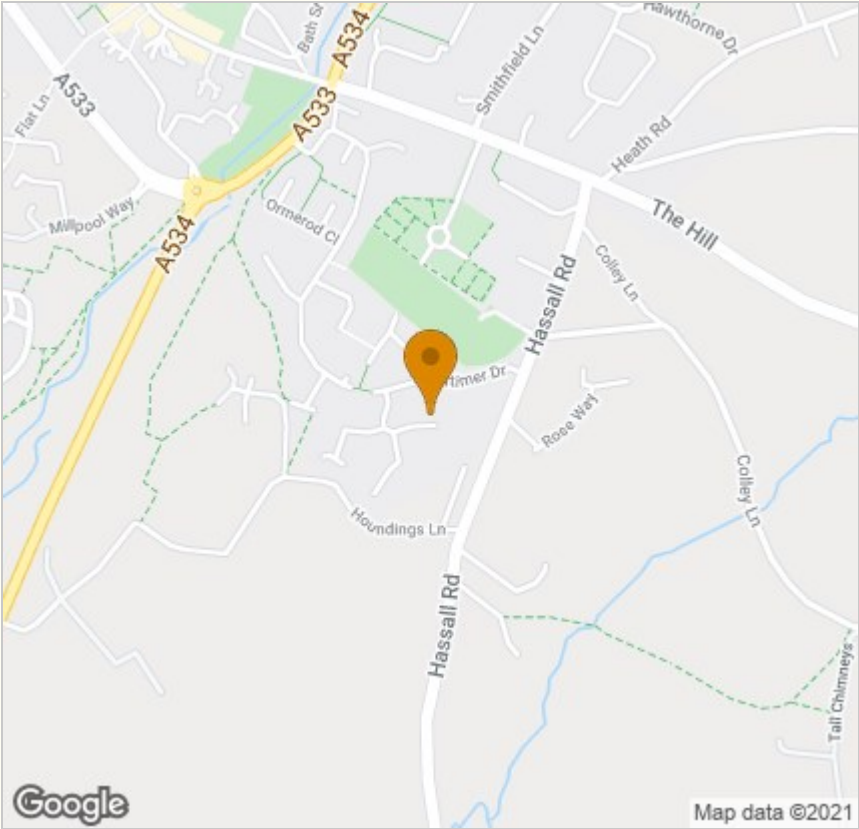
Floor Plan



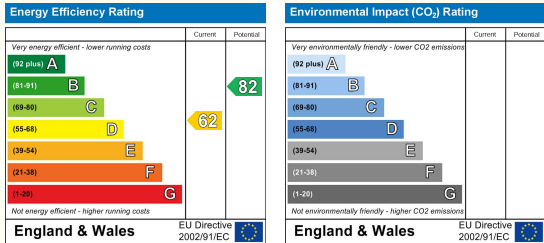
Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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