



Hawthorne Drive, Sandbach,
Cheshire, CW11

Offers Over: £250,000
Freehold

 **Reeds Rains**

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Hawthorne Drive, Sandbach, Cheshire, CW11
Offers Over: £250,000 Freehold

Council Tax Band: B
EPC Rating: B

Three bedroom dormer bungalow, which is offered to the market with no onward chain and perfectly suited to those hopefully seeking a smooth and swift purchase.

For many buyers, a modern dormer bungalow offers the best of both worlds, combining the practicality and accessibility of single storey living but with added space and greater flexibility. The large windows allow natural light to flood the interior. This creates bright, airy spaces that feel both welcoming and genuinely uplifting.

The impeccable accommodation is presented in excellent decorative condition, with neutral colours throughout and the addition of the garden room provides an extra reception space that overlooks the private rear garden. It stands upon a generous corner plot (0.08 acres or thereabouts) with abundant parking offered by the gravel driveway and garage. Whilst not apparent from the front photo it is also equipped with a now very coveted solar panel system.

The historic market town of Sandbach is nearby and offers a blend of cultural and leisure activities; It hosts a number of independent and chain shops, as well as regularly scheduled markets. Combined with the broad range of restaurants and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends.

The town boasts excellent transport links to the North West. It is a short drive from junction 17 of the M6 motorway and provides easy access to the surrounding areas, towns and cities. The property is also only a short distance from the railway station.

We strongly recommend a closer inspection so why not start by taking a moment to admire our immersive, interactive virtual tour - it's the perfect introduction.

EPC GRADE B.

Ground Floor

Entrance Hall
PVCu frosted double glazed front door and sidelight. Under stairs storage cupboard.
Radiator.
Stairs off.

Shower Room
PVCu frosted double glazed window.
Three piece white suite comprising a close coupled WC, pedestal wash basin and a fully tiled walk in cubicle with a wall mounted electric shower.
Radiator. Luxury vinyl tiled flooring.

Bedroom
PVCu double glazed window.
Contemporary fitted wardrobes with sliding doors.
Radiator.

Living Room
PVCu double glazed bow window.
Fireplace with a tiled hearth housing a wood burning stove.
Radiator.

Kitchen
PVCu double glazed rear window and a PVCu frosted double glazed door.
Timeless range of shaker style wall, drawer, and base units with work surfaces that incorporate a one and a half bowl stainless steel sink with mixer tap.
Storage cupboard.
Integrated extractor hood with space beneath for a freestanding cooker.
Space and plumbing for a washing machine. Further space for a fridge.
Luxury vinyl tiled flooring.

Garden Room
PVCu double glazed dwarf wall garden room with a PVCu double glazed rear access door.
Radiator.

First Floor

Landing

Bedroom
PVCu double glazed window.
Access to roof void. Eaves storage. Radiator.

Bedroom
PVCu double glazed window.
Built in wardrobe.
Access to roof void. Eaves storage. Radiator.

Exterior
Front lawns and a gravel driveway providing ample off street parking. Gated side access.
Enclosed rear garden laid to lawn with a flagged and gravel patio.

Garage
Up and over garage door.
PVCu double glazed window and rear access door.
Power and lighting.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



For full EPC please contact the branch.

Floor 0 Building 1		
		Approximate total area⁽¹⁾ 96.1 m² Reduced headroom 4.7 m²
Floor 0 Building 2		
(1) Excluding balconies and terraces		
Reduced headroom Below 1.5 m		
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.		
GIRAFFE360		

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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Other important information which you will need to know about this property can be found at reedsrains.co.uk