



The Courtyard, Sandbach, CW11 2GA.

Offers In Excess of £650,000

Whittaker Est. 1930
& Biggs

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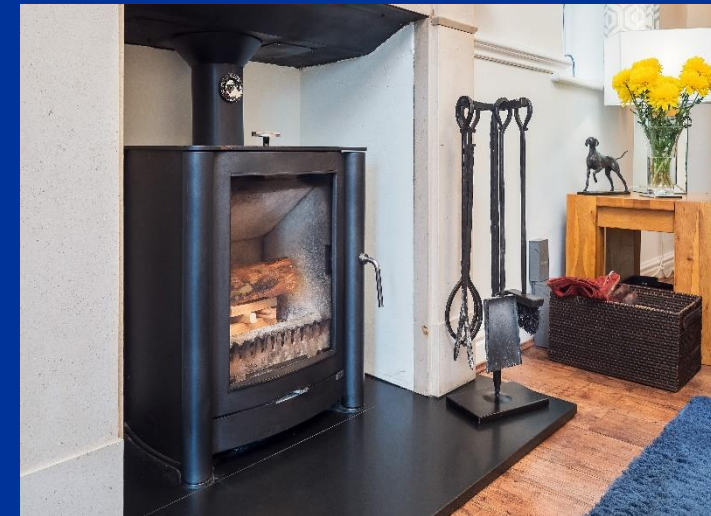
Located within this select development of individual properties in the beautiful village of Smallwood. The Courtyard is a unique detached home commanding a favourable position and offering spacious well-proportioned accommodation throughout.

This beautiful home is a rarity indeed, offering a harmonious blend of location & lifestyle all within an attractive countryside setting.

Smallwood village has wonderful walks around the surrounding countryside with Brereton Lake a short distance away. Smallwood Livery is a stone's throw away and the renowned Somerford Park at Brereton Heath provides extensive equestrian facilities. The motorway network system is within easy reach and the railway stations at both Congleton and Holmes Chapel provide regular commuter services to Manchester, Crewe and London. The immediate village and town of Congleton and Holmes Chapel provide shopping, recreational and fantastic educational facilities.

Having spacious accommodation to the ground floor including three reception rooms you are welcomed into a fantastic sized reception hallway. The Breakfast kitchen has been stylishly remodelled with quality contemporary high gloss units with Corian work surfaces and integrated appliances, Serving the kitchen is a good-sized separate utility and downstairs cloakroom.

The lounge is complemented by a multi fuel log burner which is a fantastic feature with open French



doors adjoining the separate dining room, the property also benefits from a study which is a great addition to this home.

To the first floor there are five double bedrooms with the master bedroom benefitting from a dressing area and en-suite bathroom, the second bedroom also benefits from an en-suite and additionally to the first floor is a contemporary family bathroom, the fifth bedroom which is currently being used as a home gym is a fantastic size and is a real attribute to this family home.

Outside to the rear, the property benefits from a larger than average sized garden which is mainly laid to lawn with an array of mature hedges, bushes, plants and shrubbery, it also provides a good degree of privacy with two patio areas having access from the kitchen and lounge.

To the front of the property, you are welcomed with a gated gravel driveway and an integral double garage with remote control electric doors, with the driveway providing ample off-road parking.

An internal inspection is highly recommended to fully appreciate fully what this superb home has to offer

Entrance Porch

Having a part glazed hard wood front entrance door with obscured double-glazed panels to each side. Leading through to; -

Entrance Hallway

Having engineered wood effect flooring, double radiator, giving access to the ground floor rooms and stairs to the first-floor landing.

Lounge 20' 0" x 13' 6" (6.10m x 4.11m)

Having a traditional style stone fireplace with granite hearth and cast iron multi-fuel stove, two double radiators, engineered wood effect flooring, single UPVC French door and hardwood double glazed windows to each side to rear elevation, two hardwood double glazed windows to the side elevation and double doors leading to;-

Dining Room 12' 8" x 10' 8" (3.86m x 3.25m)

Having hardwood double glazed window to the rear elevation, engineered wood effect flooring, double radiator having access from the kitchen.

Living Kitchen 16' 10" x 11' 2" (5.13m x 3.40m)

Having bespoke contemporary high gloss wall and base units with Corian work surfaces over incorporating a resin one and a half bowl single bowl sink and drainer unit with Schock mixer tap over, integrated appliances including Neff electric double oven, five ring induction hob with stainless steel extractor hood over, dishwasher, fridge, freezer, central island with Corian work surface over and wine cooler incorporating a breakfast bar, wall mounted contemporary style radiator, engineered wood effect flooring, inset down lighting, electric blinds and single uPVC French door with hardwood double glazed windows to each side leading out to the patio area and private rear garden.

Utility Room 11' 0" x 7' 7" (3.35m x 2.31m)

Having high gloss contemporary base and wall mounted units with Corian work surfaces over, stainless steel single drainer sink unit with chrome mixer tap over, space and plumbing for washing machine and dryer, radiator, Worcester wall mounted gas central heating boiler concealed in kitchen unit, engineered wood effect floor, hardwood double glazed door to the side elevation.

Study/Office 9' 8" x 7' 3" (2.95m x 2.21m)

Having a hardwood double glazed window to the front elevation, wood effect flooring, double radiator.



Cloakroom

Having a white modern suite comprising of a low level WC with push flush system, pedestal wash hand basin with chrome mixer taps over, tiled splash back, wood effect flooring, double radiator and a hardwood double glazed window to the side elevation.

First Floor Landing

Having a feature hardwood double glazed round window to the side elevation, radiator and doors leading off to:-

Bedroom One 14' 7" x 11' 0" (4.45m x 3.35m)

Having a hardwood double glazed window to the rear elevation, double radiator and an archway through to dressing area with built in double wardrobes and door leading through to:-

En Suite 9' 1" x 5' 7" (2.76m x 1.70m)

Having a low-level WC with push flush, pedestal wash hand basin with chrome mixer taps, panelled bath with chrome mixer taps and shower attachment, shower cubicle with rainfall shower, chrome fittings, part tiled walls, chrome heated towel rail, vinyl flooring, hardwood double glazed window to the side elevation.

Bedroom Two 11' 0" x 10' 0" (3.35m x 3.05m plus door recess)

Having hardwood double glazed window to the rear elevation, built in double wardrobes and double radiator. Door through to:-

En Suite Shower Room 8' 6" x 3' 2" (2.58m x .97m)

Having a fully tiled shower cubicle with glass bifold door and chrome fittings, pedestal wash hand basin with chrome mixer taps, low level wc with push flush, heated towel rail, hardwood double glazed window to the side elevation, half tiled walls.

Bedroom Three 10' 0" x 9' 2" (3.05m x 2.79m)

Having a hardwood double glazed window to the front elevation and double radiator.

Bedroom Four 11' 0" x 9' 2" (3.35m x 2.79m)

Having hardwood double glazed window to the rear elevation, built in double wardrobes and double radiator.

Bedroom Five 22' 6" x 13' 10" (6.86m x 4.22m)

Having two hardwood double glazed windows to the side elevation, wood effect flooring, inset downlighting and two radiators. Currently being used as a Gym/Games room.

Family Bathroom 9' 11" x 6' 4" (3.02m x 1.92m)

Having a white contemporary suite comprising of low level WC with push flush, pedestal wash hand basin with chrome mixer tap, panelled bath, tiled walls and flooring, chrome heated towel rail, built in airing cupboard with shelving, inset down lighting and a hardwood double glazed window to the side elevation.

Integral Garage 19' 5" x 18' 6" (5.92m x 5.64m)

Double integral garage with electric remote controlled doors with a hardwood door to the side elevation having access to the side.

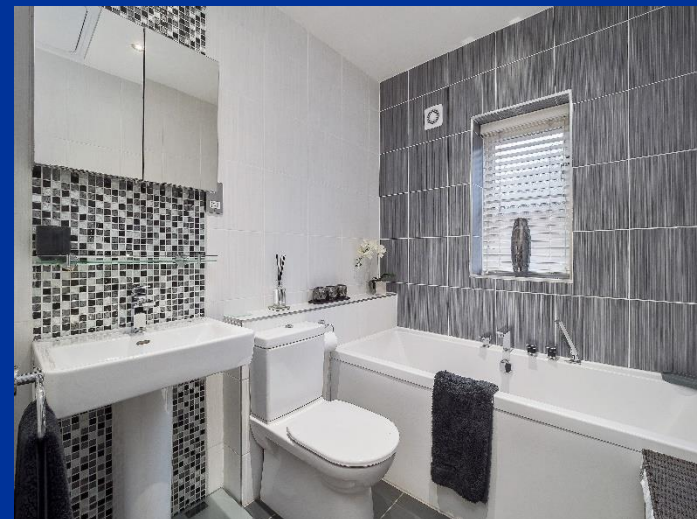
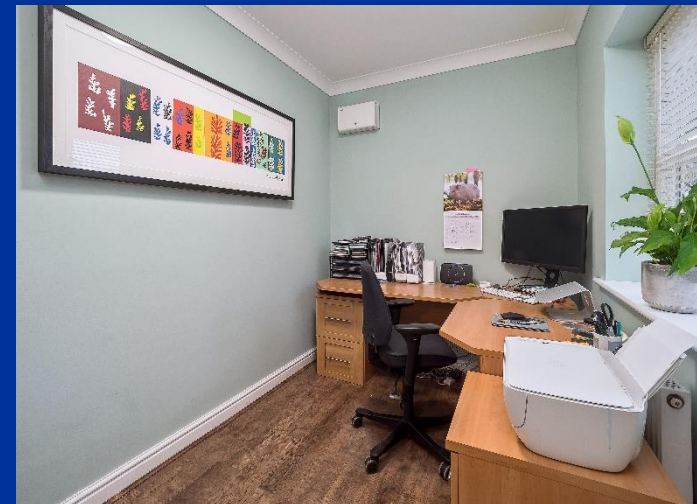
Externally

The property is accessed via a small select development having a gated gravel driveway providing ample off road parking, with access to an integral double garage with electric remote controlled doors. To the rear of the property there is a larger than average size fully enclosed garden which is mainly laid to lawn and stocked with a range of mature plants, shrubs and trees, a flagged patio area and gated side access. The rear garden also provides a good degree of privacy with views to the open countryside.

Note:

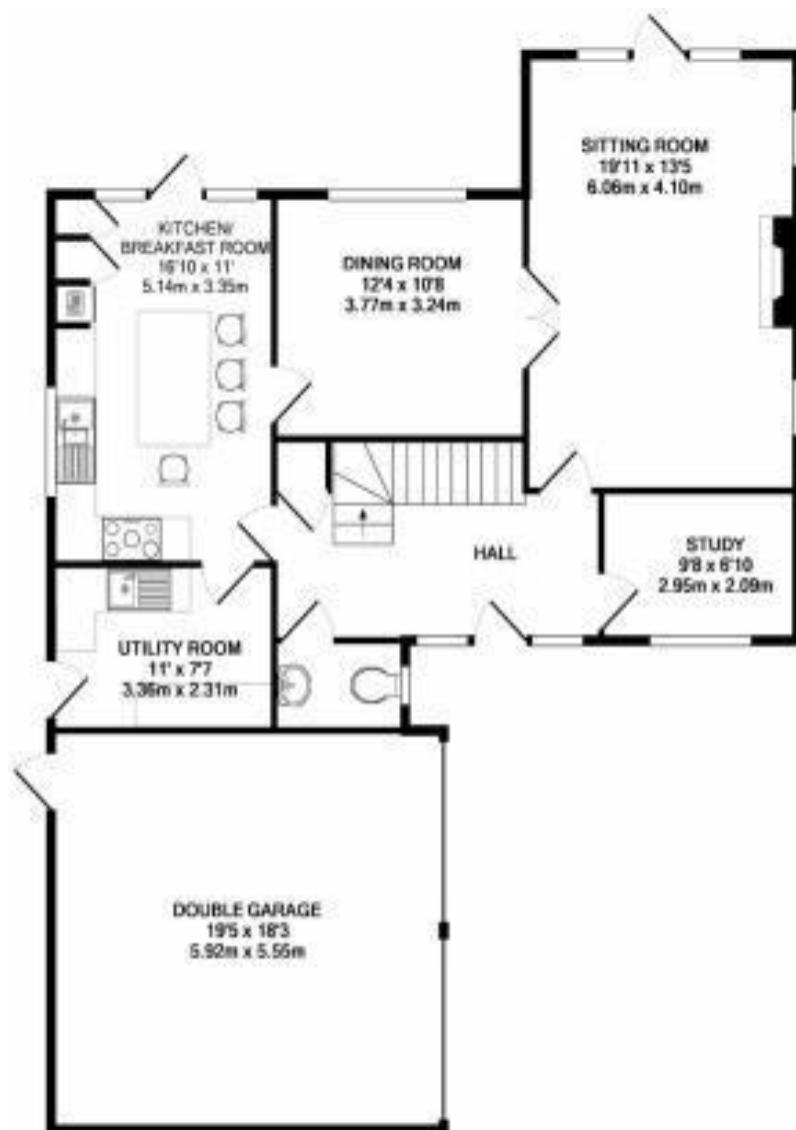
Council Tax Band: G

Tenure: Freehold

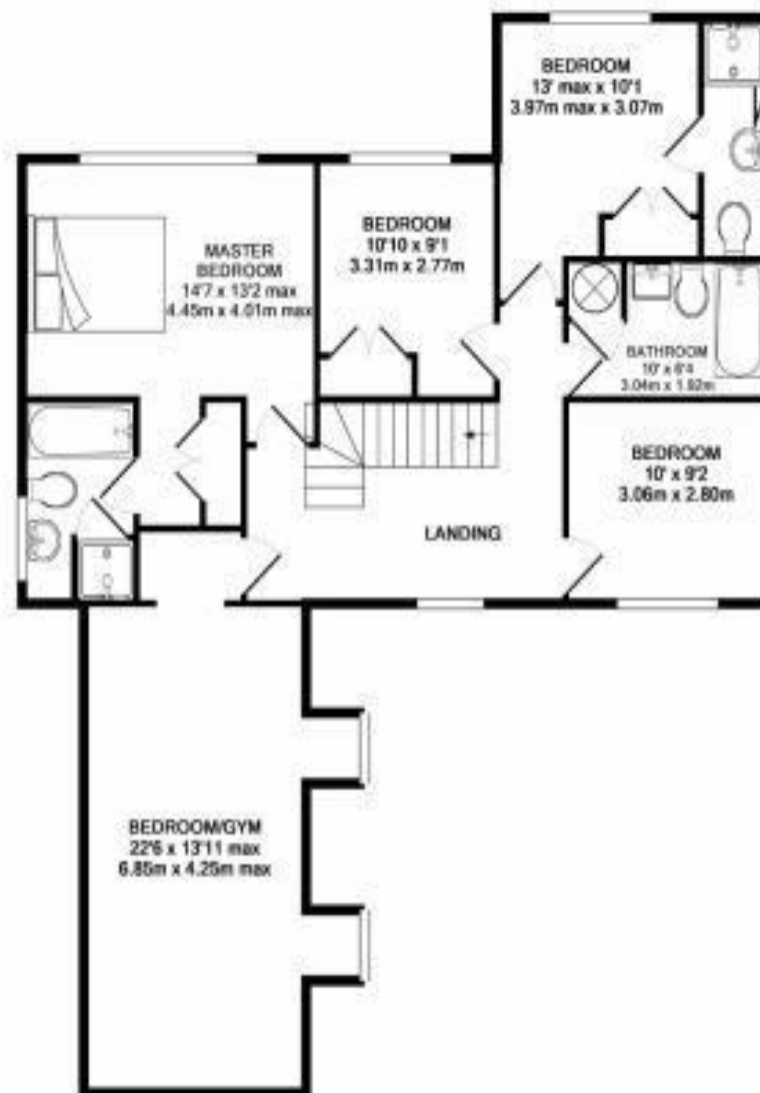








GROUND FLOOR
 APPROX. FLOOR
 AREA 1264 SQ.FT.
 (117.4 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1101 SQ.FT.
 (102.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2365 SQ.FT. (219.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This plan is for illustrative purposes 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 scalability or efficiency can be given.

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