



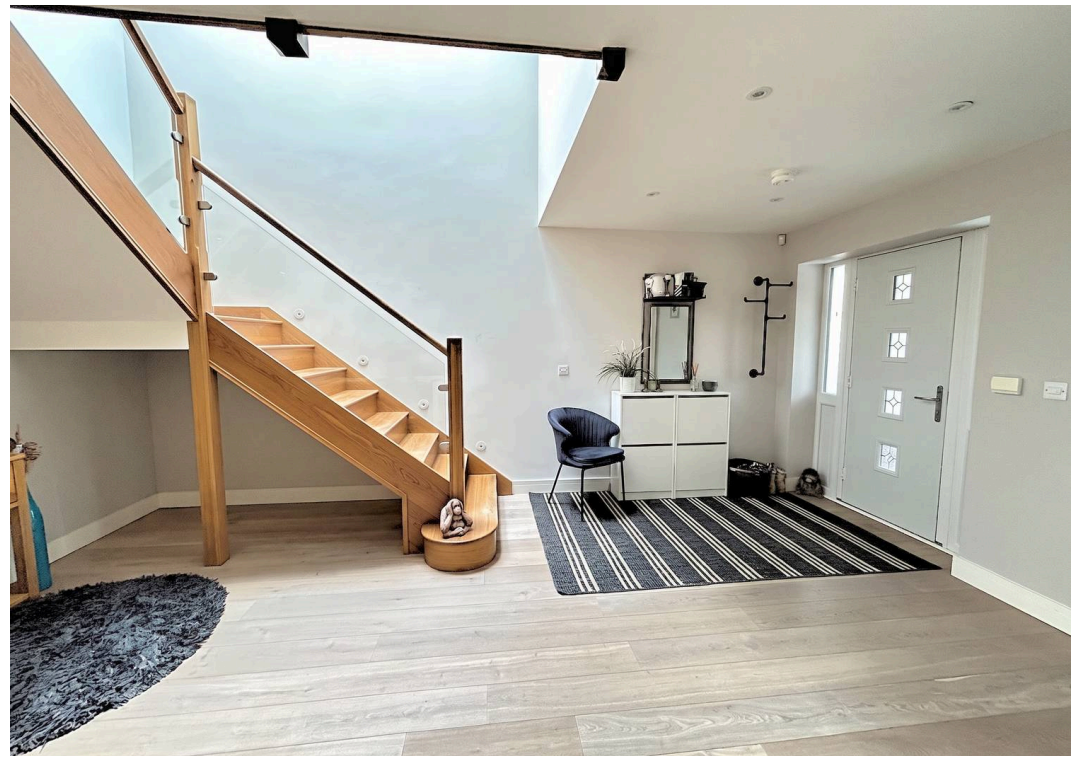
47 Elworth Road

Sandbach

£550,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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This architecturally unique and individually designed three bedroom detached home offers an exceptional blend of modern style and practical living.

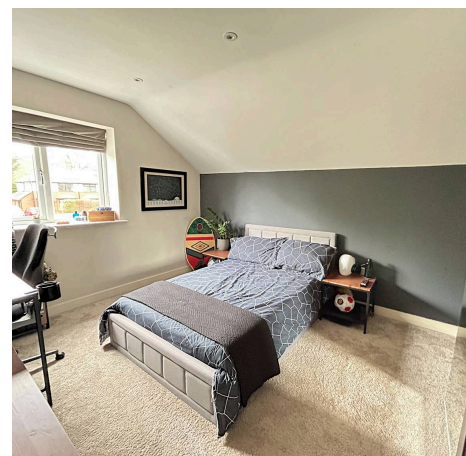
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- An architecturally individually designed and styled home
- Modern and contemporary throughout
- An open plan concept providing the most impressive living dining kitchen
- Separate sitting room
- Utility room giving access to the garage and a downstairs WC
- Three large bedrooms and two bathrooms (one being en-suite to the master bedroom)
- Master bedroom with vaulted ceiling, cathedral style windows and built in wardrobes
- Ample off road parking behind electric gates
- Garage with electric door
- Private enclosed south westerly facing rear garden



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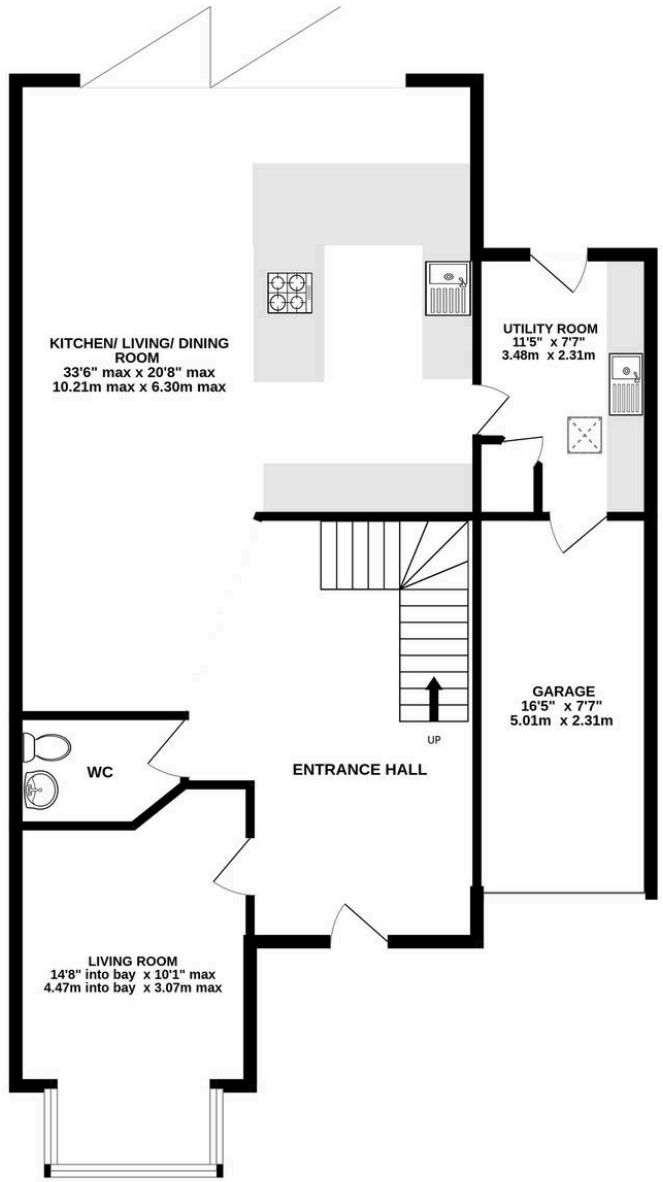
Finished to a high standard throughout, the property features a striking open plan living, dining and kitchen area, with Bi-folding doors to the garden, thoughtfully arranged to create an impressive and welcoming heart of the home. Large windows and contemporary finishes enhance the sense of space and light, making this an ideal setting for both relaxing and entertaining. A separate sitting room provides a more intimate retreat, while the utility room (with direct access to the garage) while a downstairs WC off the hallway, adds to the home's every-day functionality.

Upstairs, three generous bedrooms await, including a stunning master suite with vaulted ceilings, cathedral style windows, built-in wardrobes and a luxurious en-suite shower room. Two further double bedrooms are served by a stylish family bathroom, ensuring comfort and privacy for all members of the household.

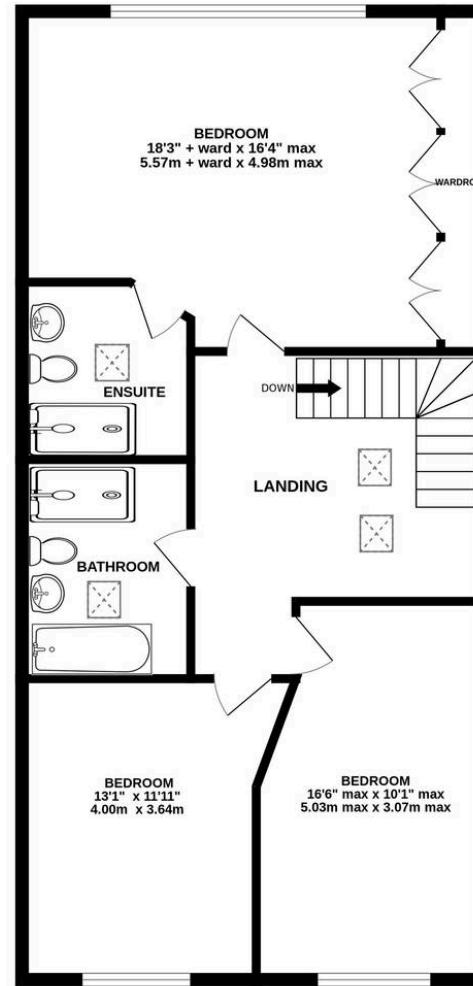
The property is approached via electric gates, leading to ample off road parking and a garage with an electric door, providing security and convenience. The private, enclosed rear garden enjoys a desirable south westerly aspect, capturing the afternoon and evening sun and offering an inviting space for outdoor dining or relaxing with family and friends. Thoughtfully landscaped, the garden is easy to maintain and features mature borders for year-round interest and privacy. Whether you are seeking a peaceful retreat or a place to entertain, this outside space is perfectly suited to modern living. The overall setting combines a sense of exclusivity with practical features, making this a rare opportunity to acquire a truly special home.



GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR
851 sq.ft. (79.0 sq.m.) approx.





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