



11 John Ford Way, Arclid, CW11 2SB

£450,000

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**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



11 John Ford Way

Arclid, Sandbach

Nestled within a sought-after development in Arclid, this immaculate four-bedroom family home offers spacious and beautifully presented accommodation throughout.

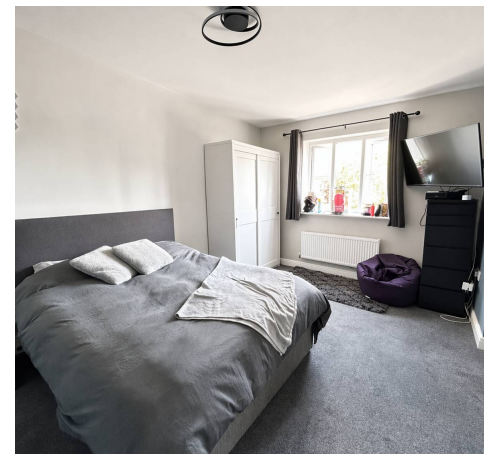
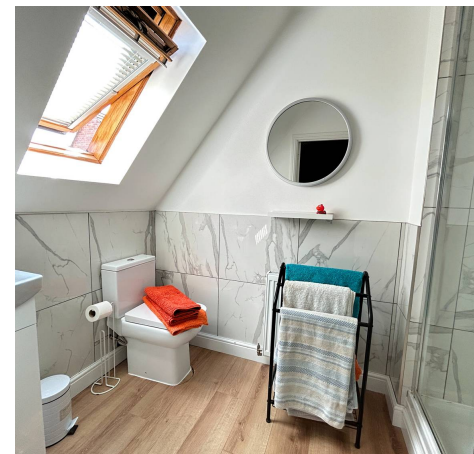
Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Located on a popular development in Arclid
- Beautifully presented immaculate family home offering spacious accommodation throughout
- Generous hallway with Herringbone flooring which continues into the kitchen diner
- 'L' shape living dining kitchen with a breakfast bar and space for a seating area if desired
- Living room with modern and contemporary panelling
- Internal access to the garage
- Four bedrooms and three bathrooms split over two floors
- Master bedroom suite on the top floor with built in wardrobes
- Private rear garden with paved patio area along with fence and hedge boundaries
- Ample off road parking to the front and integral garage



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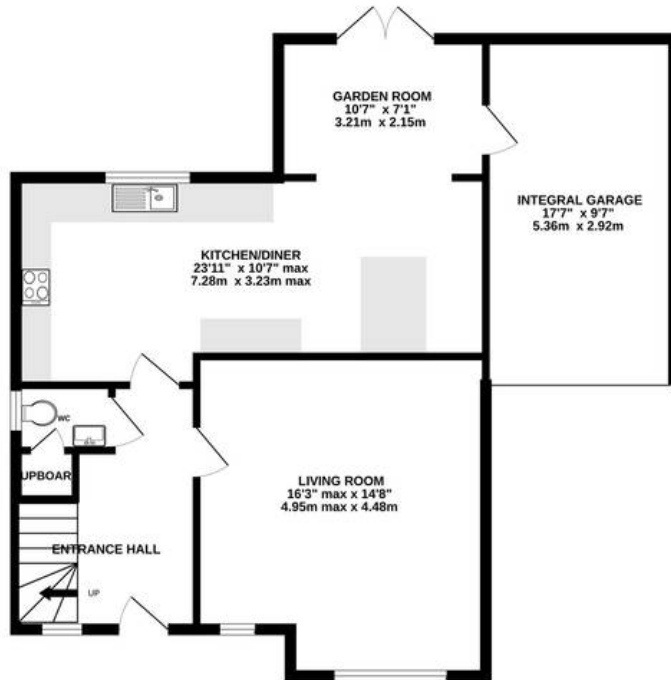
Arclid, Sandbach

Upon entering, you are greeted by a generous hallway featuring elegant herringbone flooring, which seamlessly flows into the impressive 'L' shaped kitchen diner. The kitchen is thoughtfully designed with a breakfast bar and ample space for a seating area, making it ideal for modern family living and entertaining. The living room is a contemporary space, enhanced by stylish panelling that adds character and warmth. Internal access to the integral garage provides convenience and additional storage options. The property is thoughtfully arranged over the next two floors, with four bedrooms and three bathrooms. The master bedroom suite occupies the top floor and boasts built-in wardrobes, creating a private and luxurious retreat. Each room is finished to a high standard, ensuring comfort and style throughout.

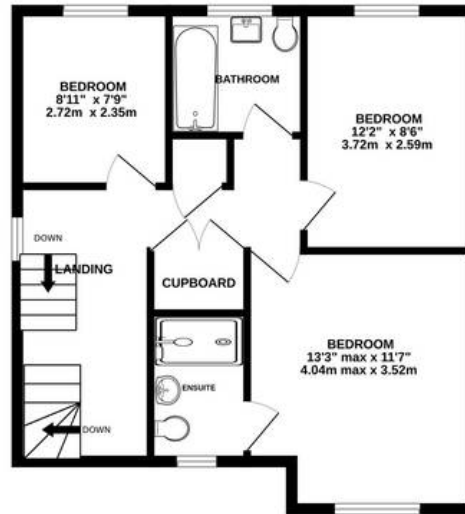
The outside space complements the home perfectly, offering a private and secure rear garden bordered by fencing and mature hedges. A paved patio area provides the ideal spot for outdoor dining or relaxing with family and friends. To the front, there is ample off-road parking, as well as access to the integral garage, ensuring plenty of space for vehicles and storage. The garden has been designed for easy maintenance, allowing you to enjoy outdoor living without the need for extensive upkeep. Mature planting and thoughtfully placed boundaries create a sense of seclusion, making this an ideal setting for children to play or for hosting summer gatherings. This is a wonderful opportunity to acquire a family home with generous outdoor space in a highly desirable location.



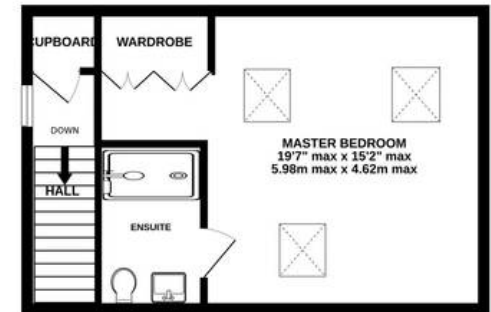
GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



2ND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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