



## 52 Sandford Road, Nantwich

£425,000 Freehold



Spacious extended family home with stunning views overlooking Barony Fields, and just a stones throw away from Nantwich town centre • Cosy lounge with multi fuel burning stove, leading through to the large open plan kitchen / diner / family room • Contemporary kitchen with quartz worktops, island and integrated appliances. Separate utility area with space for washer and dryer, and WC • Master bedroom boasting en-suite facilities and built in wardrobes, two further double bedrooms and a good size single bedroom • Family bathroom with bath, shower over, WC and wash hand basin • Driveway parking for 2-3 vehicles, plus garage with electric door offering light and power • Rear garden with mature shrubs and borders and raised patio area (shed will be included)





Welcome aboard our private flight to your perfect new home, a 4 Bedroom Semi Detached House that will make your heart flutter with excitement. Directly overlooking the picturesque Barony Fields with stunning views, this spacious extended family abode is conveniently located just a stone's throw away from the vibrant Nantwich town centre.

Step inside and be greeted by the warmth of the hallway leading to the lounge, featuring a charming multi-fuel burning stove that will be your cosy companion on chilly winter nights. Wander through to the heart of the home, the large open plan kitchen / diner / family room, where culinary dreams come true. The contemporary kitchen boasts sleek quartz worktops, a central island for casual breakfasts, and integrated appliances that cater to your every need. French doors lead out into the garden, with sky lights which help to flood the space with an abundance of light.

Venture upstairs to discover the master bedroom, complete with fully equipped en-suite as well as two spacious wardrobes which add a touch of luxury to your every-day routine.

Two further double bedrooms and a good size single bedroom, with bedroom 2 & 4 also benefitting from spacious built-in wardrobes. The family bathroom exudes relaxation with its inviting bath, perfect for unwinding after a long day, and a shower over for quick refreshment. No need to worry about queueing for the bathroom in the morning rush!

Parking headaches are a thing of the past with a driveway offering space for 2-3 vehicles, complimented by a garage with an electric door that provides both light and power for added convenience. As the sun sets, retreat to the rear garden where mature shrubs and borders create a peaceful sanctuary. Enjoy a morning coffee or evening soiree on the raised patio area, where laughter and memories are made. And the cherry on top? A shed that will keep your gardening tools safe and sound, included in the package.

Attention to detail has been sought after throughout this charming property, are you ready to turn this house into your forever home?

When we land, please make your way to the nearest telephone and call our team. Call us today to discuss it further and start the journey to making this dream home yours.

**Location:**

Nantwich is a historic market town located in the county of Cheshire, England. It lies on the banks of the River Weaver and is approximately 5 miles south-west of the larger town of Crewe. Nantwich has a rich history that dates back to Roman times, and it is known for its well-preserved medieval architecture and charming streets.





Elegant 4-bed extended semi-detached house overlooking Barony Fields near to Nantwich town centre. Ideal family home with excellent amenities and transportation links.  
Council Tax band: C

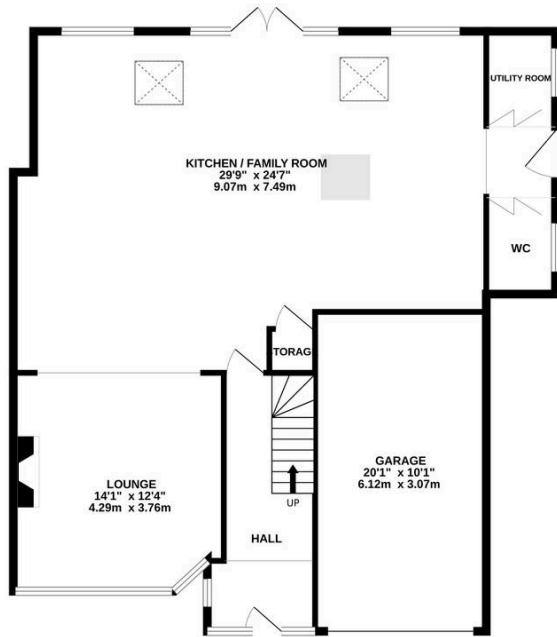
Tenure: Freehold

EPC Energy Efficiency Rating: C

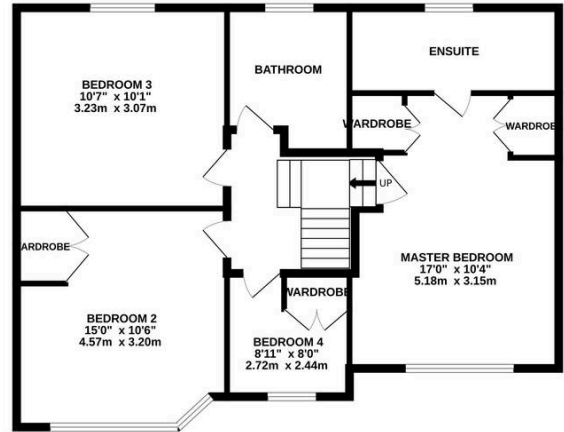
EPC Environmental Impact Rating:



GROUND FLOOR  
1344 sq.ft. (124.9 sq.m.) approx.

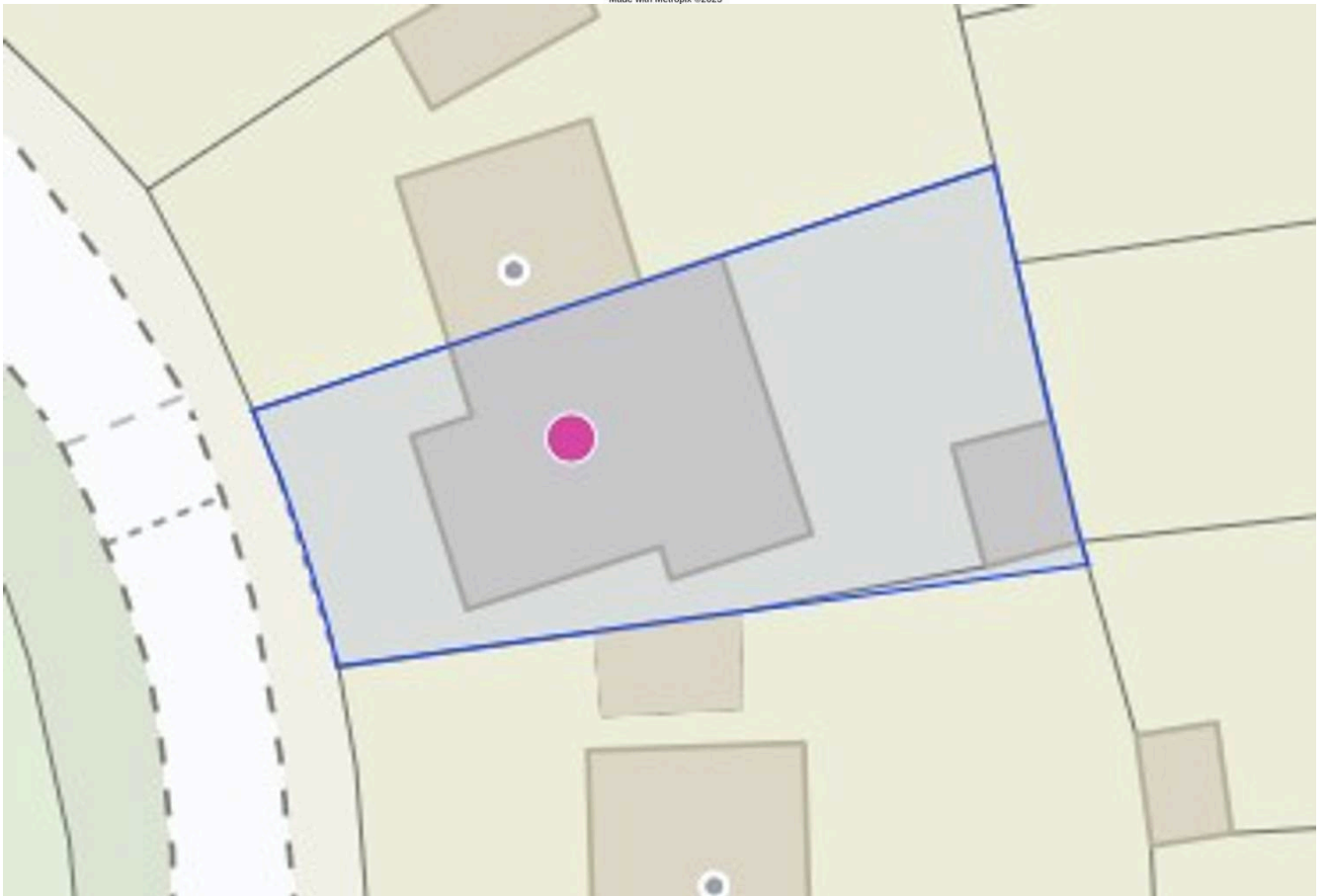


1ST FLOOR  
893 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA : 2237 sq.ft. (207.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.  
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