



Sandy Lane, Hightown,
L38 3RP

Offers Over £725,000

SM

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ESTATE AGENT

Presenting a Cherished Family Home that is equal in proportion and plot size.

Nestled on an expansive 0.24-acre PLOT, this exceptional residence was lovingly crafted in 1989, custom-built to fulfil the dreams of its original owners. A long driveway meanders through the property's VERDANT LANDSCAPE, offering a sense of PRIVACY that's only enhanced by the scenic OPEN GREEN EXPANSE GRACING the FRONTAGE.

Spanning a generous 2,300 square feet, the interior boasts an airy and capacious layout. While the current configuration offers a seamless flow, the potential for reimagining the space abounds. Step into the welcoming embrace of the ENTRANCE HALL, suffused with natural light, setting the tone for what lies ahead.

The heart of the home is the PRINCIPAL RECEPTION ROOM, a harmonious blend of LOUNGE and DINING AREAS, adorned with a dual aspect that invites the outside in. For those seeking solace, the cosy SITTING ROOM beckons - a tranquil haven to escape the bustle of daily life. A dedicated HOME OFFICE space caters to the demands of modern work dynamics, ideal for those navigating the realm of hybrid or remote work.

The BREAKFAST KITCHEN stands as a testament to contemporary design, illuminated by natural light that pours in from the rear garden. Adjacent, a surprisingly spacious UTILITY ROOM awaits, exceeding the ordinary expectations of this functional space.

Ascending the staircase, there are FOUR DOUBLE BEDROOMS - each a sanctuary of comfort and tranquillity, and a tastefully appointed family BATHROOM. The MAIN BEDROOM revels in the luxury of an EN-SUITE. A notable feature is the LARGE LOFT SPACE and the potential to create an additional room.

Meticulously maintained and constructed with the utmost attention to detail, this home exudes quality in every corner. Impeccable craftsmanship is evident in the choice of materials and finishes.

Beyond the confines of the home, a symphony of nature unfolds in the enchanting gardens. Lush, vibrant, and meticulously cared for, the grounds create an idyllic backdrop for outdoor living. There is an OFF-ROAD parking area to accommodate numerous cars, and a DOUBLE GARAGE, which further enhances the property.

With the added allure of NO ONWARD CHAIN, this property is ready to welcome its new owner.

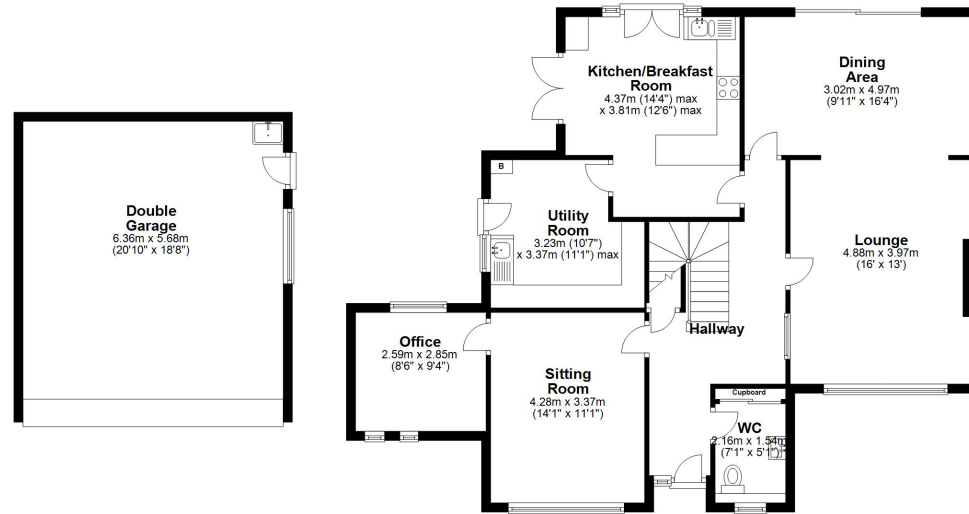
NB we are informed by our Vendors that the open green space at the front is owned by the Church.



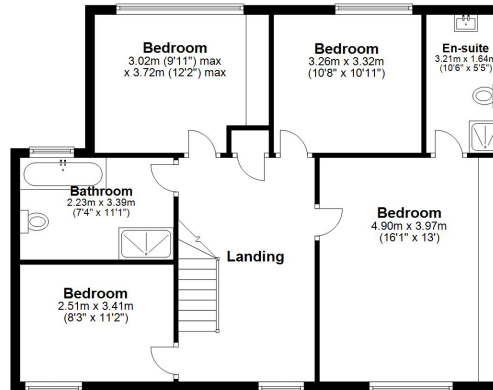




Ground Floor
Approx. 139.5 sq. metres (1501.2 sq. feet)



First Floor
Approx. 81.6 sq. metres (878.4 sq. feet)



Total area: approx. 221.1 sq. metres (2379.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	