



33 London Road

CW11 3BE

Offers Over £530,000



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STEPHENSON BROWNE

NO ONWARD CHAIN!! Found tucked away behind a stunning tree lined drive from where the development acquired it's name, is this FIVE bedroom family home, just a stones throw away from the train station.

Agents Remarks

Stephenson Browne are pleased to present for sale this executive family home found in an exclusive, gated development with no onward chain.

With just a short walk from Sandbach Railway Station and offering great travel links, the property would be perfect for those needing to commute to work. Also within the catchment for, and a short walk to, some excellent Primary and Secondary schools.

In brief the ground floor comprises; Lounge with bay window, high specification Kitchen/Dining room with added Living area, Utility Room, Cloakroom, Integral Garage. Upon the first floor you will find three double Bedrooms, two of which have generous En-Suites, a single Bedroom and the main Bathroom. Finally, the Master suite completes the property, and has a vaulted ceiling and rear vista over the cricket club and fields beyond and is complimented by a sizeable En-Suite, and a further Dressing Room.

Externally, there is a great size rear garden with paved patio which backs on to the cricket club. At the front of the house there is a ample sized driveway.

ACCOMODATION

Entrance Hall

Composite front door with glazed panel, window to the front elevation, spot lighting, smoke alarm, radiator, under stairs storage cupboard, stairs to the first floor.

Lounge

15'1" x 10'0" (4.60m x 3.05m)
Ceiling light point, spotlighting, two radiators UPVC, double glazed bay window to the front elevation, TV point, access to integral garage.

Kitchen/Living/Dining

Ceiling light point, spotlighting, a good range of white gloss fronted wall and base units with quartz work surface over, four ring induction hob with extractor fan over, stainless steel sink unit with mixer tap, integrated double oven, integrated fridge freezer, integrated wine fridge, integrated dishwasher, vinyl flooring, UPVC double glazed window to rear elevation, radiator. Living Area comprises bifold doors to the rea elevation leading to the garden, two UPVC double glazed windows to the side elevation, two Velux sky lights, spotlighting, TV point.

Living Area

11'3" x 15'1" (3.43m x 4.60m)

Kithcen/Dining Room

10'2" x 19'7" (3.10m x 5.97m)

Utility Room

White Gloss wall and base units, with work surface over inset stainless steel sink unit with mixer tap, space and plumbing for washing machine, cupboard housing the Worchester gas combination boiler, radiator and spotlights.

Cloakroom

Vinyl flooring, low level WC vanity with wash hand basin inset, spotlighting, extractor fan, partly tiled walls, chrome ladder style radiator, UPVC double glazed frosted window to the side elevation.

FIRST FLOOR

Landing

Stairs to the second floor, oak doors to all rooms, radiator, spotlighting, smoke alarm.

Bedroom Two

11'6" x 8'5" (3.51m x 2.57m)
UPVC double glazed window to the front elevation, radiator, ceiling light point TV point.





En-suite

Tied flooring, low level WC, vanity unit with wash hand basin with mixer tap, partly tiled walls, fully tiled shower enclosure, with waterfall and mixer shower, spotlighting, extractor fan chrome ladder style radiator, UPVC double glazed frosted window to the side elevation,

Bedroom Three

10'0" x 9'6" (3.05m x 2.90m)

UPVC double glazed window to the front elevation, radiator, ceiling light point, TV point, door leading to En-suite.

En-suite

Tiled flooring, low level WC, vanity unit with wash hand basin and mixer tap, partly tiled walls, fully tiled shower enclosure, with waterfall and mixer shower, spotlighting, extractor fan, chrome ladder style radiator, UPVC double glazed frosted window to the side elevation.

Bedroom Four

10'4" x 8'5" (3.15m x 2.57m)

UPVC double glazed window to the rear elevation, radiator, ceiling light point.

Bedroom Five

10'4" x 10'0" - (2.29m min) (3.15m x 3.05m - (0.61m.8.84mm min))

UPVC double glazed window to the rear elevation, radiator, ceiling light point, TV point.

Family Bathroom

Low level WC, storage with inset panel wash hand basin, panel bath with shower over, partly tiled walls, fully tiled shower enclosure, with mixer and waterfall shower over, spotlighting, extractor fan, chrome ladder style radiator, storage cupboard housing the water tank, UPVC double glazed frosted window to the rear elevation, tiled flooring.

SECOND FLOOR

Landing

UPVC double glazed frosted window to the side elevation, radiator, spotlighting, smoke alarm, access to loft space.

En-suite

Tiled flooring, low level WC, vanity unit with inset wash hand basin with mixer tap, partly tiled walls, fully tiled walk in shower enclosure, with waterfall and mixer shower, spotlighting, extractor fan, chrome ladder style radiator, sky light.

Bedroom One

21'1" x 13'1" (6.43m x 3.99m)

UPVC double glazed window to the rear elevation, two radiators, two ceiling light points, sky light, TV point,

Dressing Area

8'5" x 6'11" (2.57m x 2.11m)

UPVC double glazed frosted window to the side elevation, radiator, wall light.

OUTSIDE

Front

Block paved driveway providing off road parking for multiple vehicles, access to the up and over garage door, lade to lawn area, patio shrubbery.

Rear

Patio area, lawned area, gate leading to the front of the property.

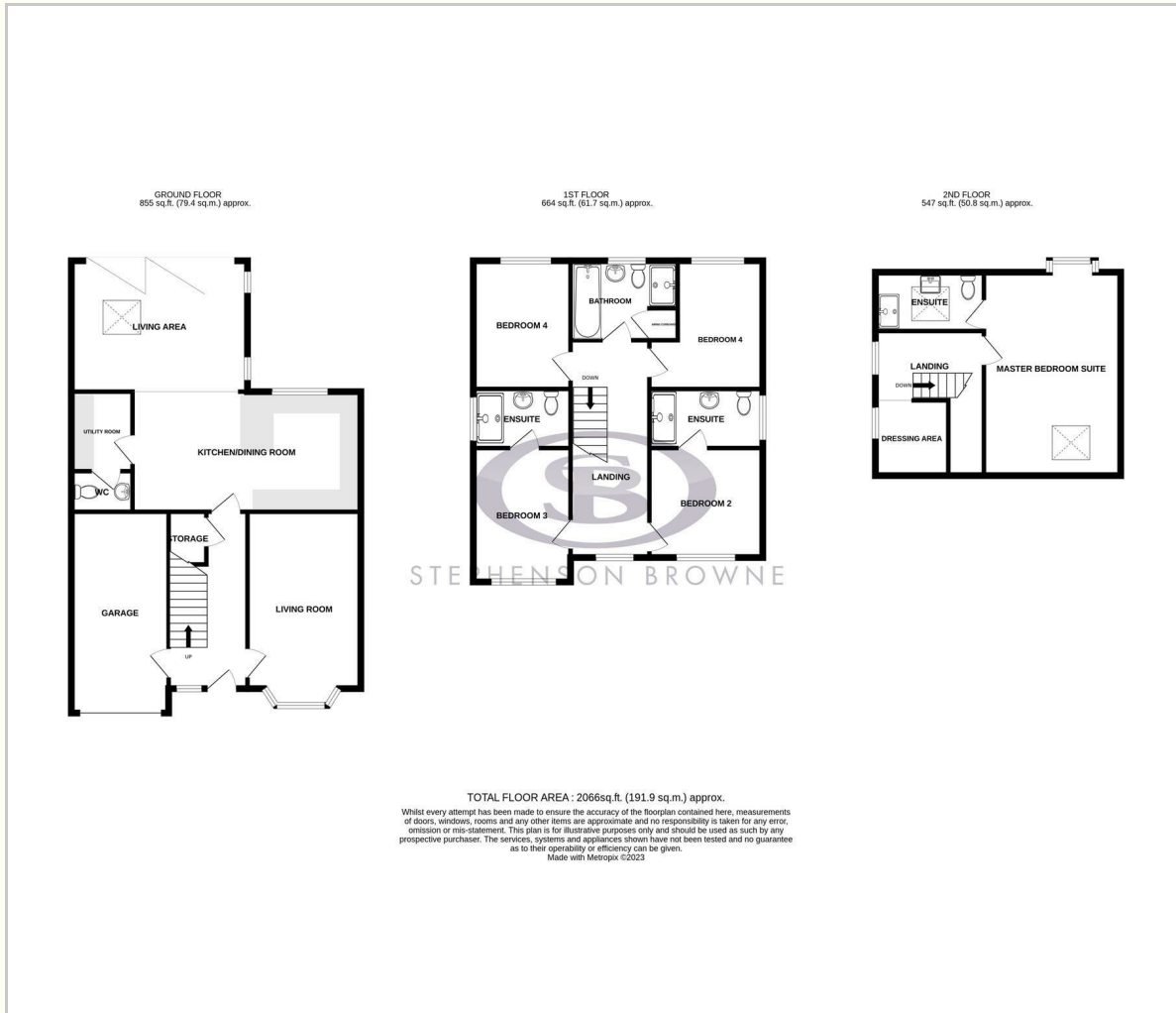
Garage

17'5" x 8'5" (5.31m x 2.57m)

Power and lighting, up and over door.



Floor Plan



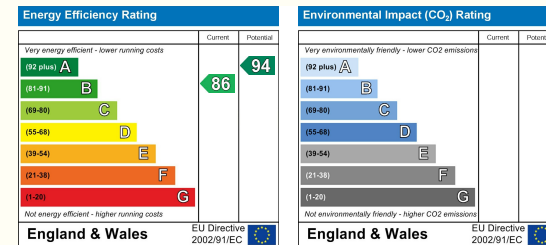
Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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