



## 12 Heron Way

CW11 3AU

Guide Price £375,000



4



2



2



STEPHENSON BROWNE



Originally constructed by Bellway Homes, this stunning FREEHOLD four bedroom detached home comes with close links to Sandbach, Middlewich and Crewe and just a short walk away from the beautiful canal.

#### Agents Remarks

This beautifully presented property which is perfect for families is found on a lovely development that has close road links to Sandbach, Crewe and Middlewich. Additionally, there is the benefit of the Trent and Mersey canal being right on your doorstep for peaceful country walks.

In brief, the property comprises entrance hallway, cloakroom, kitchen diner, lounge and upstairs there are three double bedrooms and a single fourth bedroom. Externally there is a driveway and garden to the front and to the rear there is a patio area and laid to lawn area.

Viewings are highly recommended for this stunning, modern family home.

#### Location

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

#### ACCOMMODATION

##### Entrance Hallway

Composite door with frosted panel, ceiling light point, smoke alarm, radiator, wood effect composite LVT flooring, storage cupboard.

##### Lounge

22'8" x 11'3" (6.923 x 3.452)

UPVC double glazed window to front elevation, UPVC double glazed double doors into conservatory, two ceiling light points, two radiators, tv point, electric log effect fire.

##### Conservatory

9'10" x 9'10" (3.00m x 3.00m)

UPVC double glazed windows all around and door leading out to the garden, two wall lights.

##### Cloakroom

2'11" x 5'9" (0.895 x 1.776)

Low level WC, wash hand basin with mixer tap inset into vanity unit, partly tiled walls, tiled flooring, radiator, electric shave point, ceiling light point, extractor fan.

##### Kitchen Diner

22'8" x 10'2" (6.930 x 3.121)

Good range of white wood effect gloss wall and base units with recently upgraded Quartz work surface over, glass splashback, undermount inset 1.5 bowl stainless steel sink unit with mixer tap, integrated dishwasher, integrated double oven, space for American fridge freezer, four ring induction hob with extractor fan over, wood effect composite LVT flooring, UPVC double glazed window to front and rear elevation, integrated microwave, spotlighting, two ceiling light points, grey vertical panel radiator.

##### Utility

7'0" x 6'0" (2.153 x 1.840)

White wall units, space and plumbing for washing machine and tumble dryer, wall mounted Potterton boiler, UPVC double glazed door with frosted window leading out to the garden, radiator, ceiling light point, extractor fan, wood effect composite LVT flooring.





## FIRST FLOOR

### Landing

Ceiling light point, smoke alarm, radiator.

### Bedroom One

11'3" x 13'1" to the maximum (3.451 x 4.006 to the maximum)  
UPVC double glazed window to front elevation, radiator, ceiling light point, fitted wardrobes with mirrored sliding doors.

### En Suite

4'6" x 5'3" (1.392 x 1.622)

Low level WC, pedestal wash hand basin with mixer tap, walk in shower enclosure with mixer shower over, fully tiled walls, tiled flooring, chrome ladder style radiator, UPVC double glazed frosted window to front elevation. extractor fan, ceiling light point.

### Bedroom Three

9'3" x 11'3" (2.832 x 3.443)

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

### Bedroom Two

10'4" x 11'3" (3.171 x 3.989)

UPVC double glazed window to front elevation, radiator, ceiling light points, fitted wardrobes with mirrored doors, storage cupboard.

### Bedroom Four

9'3" x 8'3" (2.834 x 2.539)

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

### Bathroom

5'10" x 5'1" (1.795 x 1.574)

Low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer shower over, ceiling light point, extractor fan, chrome ladder style radiator, fully tiled walls and flooring, UPVC double glazed frosted window to rear elevation.

## OUTSIDE

### Front

Stone patio, two laid to lawn areas, tarmac driveway.

### Rear

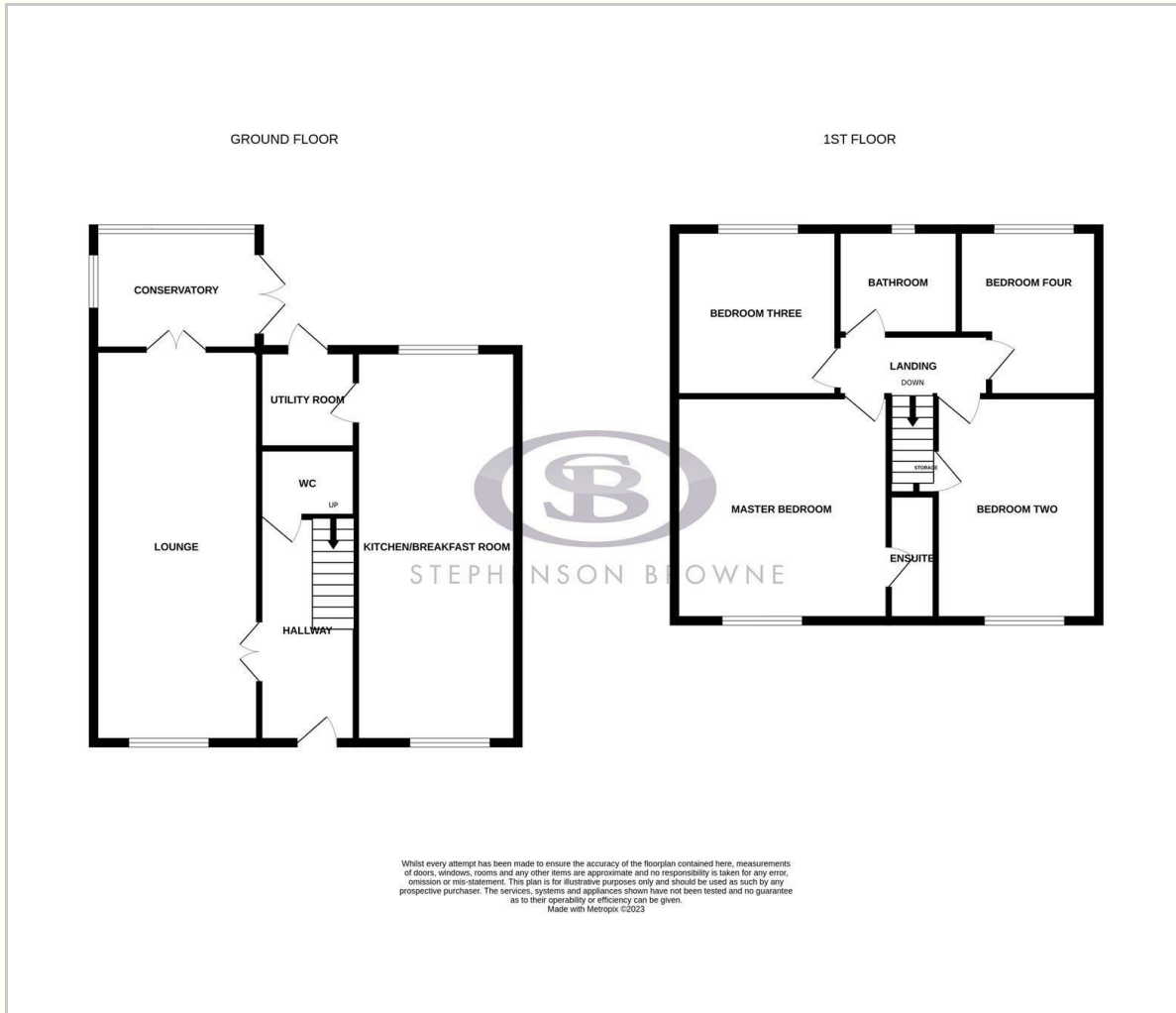
Indian stone patio, laid to lawn area, fence boundaries, garage has up and over door, side door and power and lighting.

### Single Garage

Up and over door, power, lighting, personnel door.



## Floor Plan



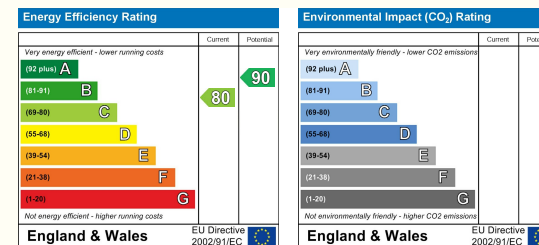
## Viewing

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



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

38 High Street, Sandbach, CW11 1AN

T: 01270 763200 E: sandbach@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk