



## 14 Heron Way

CW11 3AU

**Offers Over £350,000**



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STEPHENSON BROWNE



Originally constructed by Bellway Homes on this beautiful canal-side development, this beautifully presented detached family residence is incredibly well presented throughout and hosts versatile accommodation configurable to a range of lifestyles.

The residence is generously proportioned throughout and benefits from a dual aspect lounge with French doors that open directly onto the garden patio. Large open plan kitchen diner with multi aspect windows, a comprehensive range of modern wall and base units with worktops over and the added benefit of separate utility room. The home also hosts a downstairs WC and useful under-stairs storage.

Moving on to the upstairs, the home is arranged with four well appointed bedrooms, three of which are doubles, further to a three piece en-suite shower room to Bedroom One and a three piece family bathroom.

Externally, the home is fronted by a lawned garden, with off road tandem driveway parking to the side aspect which leads on to a detached single garage. Fully enclosed private rear garden, a perfect suntrap complete with patio areas, a garden shed, and additional space behind the garage suitable for a range of uses.

This now well established delightful small development borders the Trent and Mersey canal with quaint green views into open countryside which encompasses many pathways and trails right on the doorstep to enjoy at your leisure. This leafy environment forms the perfect location to raise a family and it is very well situated for easy access road links to Crewe, Middlewich and of course into Sandbach.





## Location

## ACCOMODATION

### Entrance Hallway

Composite front door with frosted panel, ceiling light point, smoke alarm, wood effect laminate flooring, bespoke under stairs storage.

### Cloakroom

Low level WC, corner wash hand basin with mixer tap, radiator, ceiling light point, extractor fan, wood effect laminate flooring.

### Lounge

11'3" x 22'9"

Two ceiling light points, UPVC double glazed window to the front and rear elevation, two radiators.

### Kitchen Diner

22'8" x 10'2"

Good range of cream effect shaker wall and base units with contrasting work surface over, four ring gas hob with extractor fan over, inset 1.5 bowl stainless steel sink unit with mixer tap and drainer, integrated dishwasher, integrated oven, integrated fridge freezer, tiled surround, UPVC double glazed window to front and rear elevation, two ceiling light points, two radiators, wood effect laminate flooring.

### Utility

6'4" x 5'11"

Space and plumbing for washing machine and tumble dryer, wall mounted gas combination boiler, UPVC double glazed door with frosted panel, ceiling light point, extractor fan, wood effect laminate flooring.

## FIRST FLOOR

### Landing

Ceiling light point, access to loft space, smoke alarm.

### Bedroom One

13'2" x 11'3"

UPVC double glazed window to front elevation, radiator, ceiling light point

### En suite

6'0" x 4'7"

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

### Bedroom Two

13'4" x 10'5"

UPVC double glazed window to the front elevation, radiator, ceiling light point, storage cupboard.

### Bedroom Three

11'3" x 9'3"

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

### Bedroom Four

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

### Bathroom

5'1" x 8'1"

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

## OUTSIDE

### Front

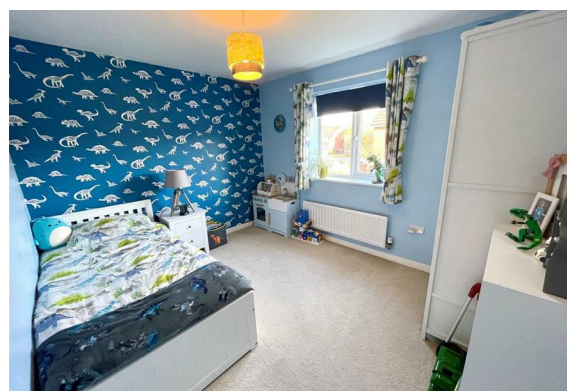
Pathway leading up to front door, two lawn areas and tarmac driveway providing tandem parking.

### Rear

Garden shed to side aspect, Indian stone patio area, fence boundaries, raised flower beds, gravel area, shrubbery, door into garage which has UPVC double glazed door to side elevation, up and over door, power and lighting. Gated access leading to driveway.

### Garage

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





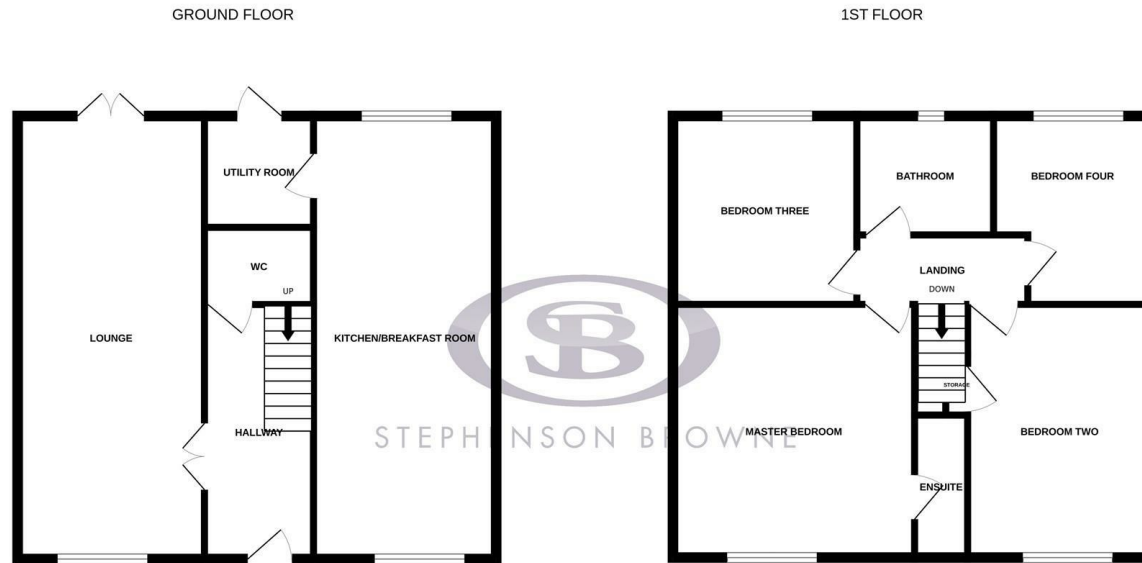
- Contemporary Detached Family Home
- Four Generous Bedrooms
- En-Suite Shower Room and Family Bathroom
- Spacious Dual Aspect Lounge
- Open Plan Kitchen Diner
- Separate Utility Room and Downstairs WC
- Fully Enclosed Large Private Rear Garden
- Driveway Parking and Detached Single Garage
- Sought After Canalside Development
- Very Well Presented Throughout





## Floor Plan

## Area Map



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

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