



34 Sunnymill Drive
CW11 4NB
Guide Price £325,000



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STEPHENSON BROWNE

Welcome to Sunnymill Drive, Sandbach - a charming property that boasts a fantastic location and ample space for a growing family. This link-detached house offers a generous reception room, perfect for entertaining guests or relaxing with loved ones. With four spacious bedrooms and two bathrooms, there is plenty of room for everyone to enjoy their own space. Externally, the private rear garden is great for entertaining, and at the front there is ample off road parking with covered area.

The highlight of this property is the great size dining kitchen, ideal for hosting family meals or social gatherings. Situated just a stone's throw away from the town centre, convenience is at your doorstep. The great location ensures easy access to local amenities, schools, and transport links, making it a desirable place to call home.

Don't miss out on the opportunity to own this wonderful property in Sunnymill Drive - a perfect blend of comfort, space, and convenience.

Entrance Hallway

UPVC double glazed door, ceiling light point, radiator.

Lounge

16'7" x 11'6" (5.08m x 3.53m)

Ceiling light point, UPVC double glazed window to the front elevation, TV point, gas fire with downlights which illuminate the fireplace hearth, radiator.

Dining Kitchen

12'10" x 15'1" (3.93m x 4.61m)

A good range of cream gloss wall and base units with contrasting work-surface over, inset stainless steel 1.5 bowl with mixer tap and drainer, integrated dishwasher, integrated double oven, four ring gas hob with extractor fan over, integrated fridge freezer, tiled surround, UPVC double glazed window to the rear elevation, two ceiling light points, radiator, storage cupboard, tiled flooring, UPVC double glazed double doors leading out to the garden.

WC

5'0" x 3'3" (1.53m x 1.00m)

Low level WC, wall hung wash hand basin, vinyl flooring, radiator, ceiling light point, UPVC double glazed frosted window to the front elevation.

FIRST FLOOR

Landing

Two ceiling light points, radiator, access to the partially boarded loft space with a pull down ladder and lighting, radiator, smoke alarm.





Bedroom One

13'6" x 9'3" (4.12m x 2.83m)

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



En-Suite

Low level WC, pedestal wash hand basin, tiled shower enclosure, steam/moisture extractor fan on a timer to switch itself off when it is no longer required, radiator, ceiling light point, UPVC double glazed frosted window to the side elevation.



Bedroom Two

13'6" x 8'7" (4.12m x 2.63m)

UPVC double glazed window to the front elevation, ceiling light point, radiator, built in wardrobe.

Bedroom Three

10'0" x 10'7" (3.06m x 3.25m)

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

Bedroom Four

13'6" x 6'9" (4.12m x 2.07m)

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



Bathroom

Low level WC, pedestal wash hand basin, panel bath with electric shower over, vinyl flooring, radiator, ceiling light point.

OUTSIDE

Front

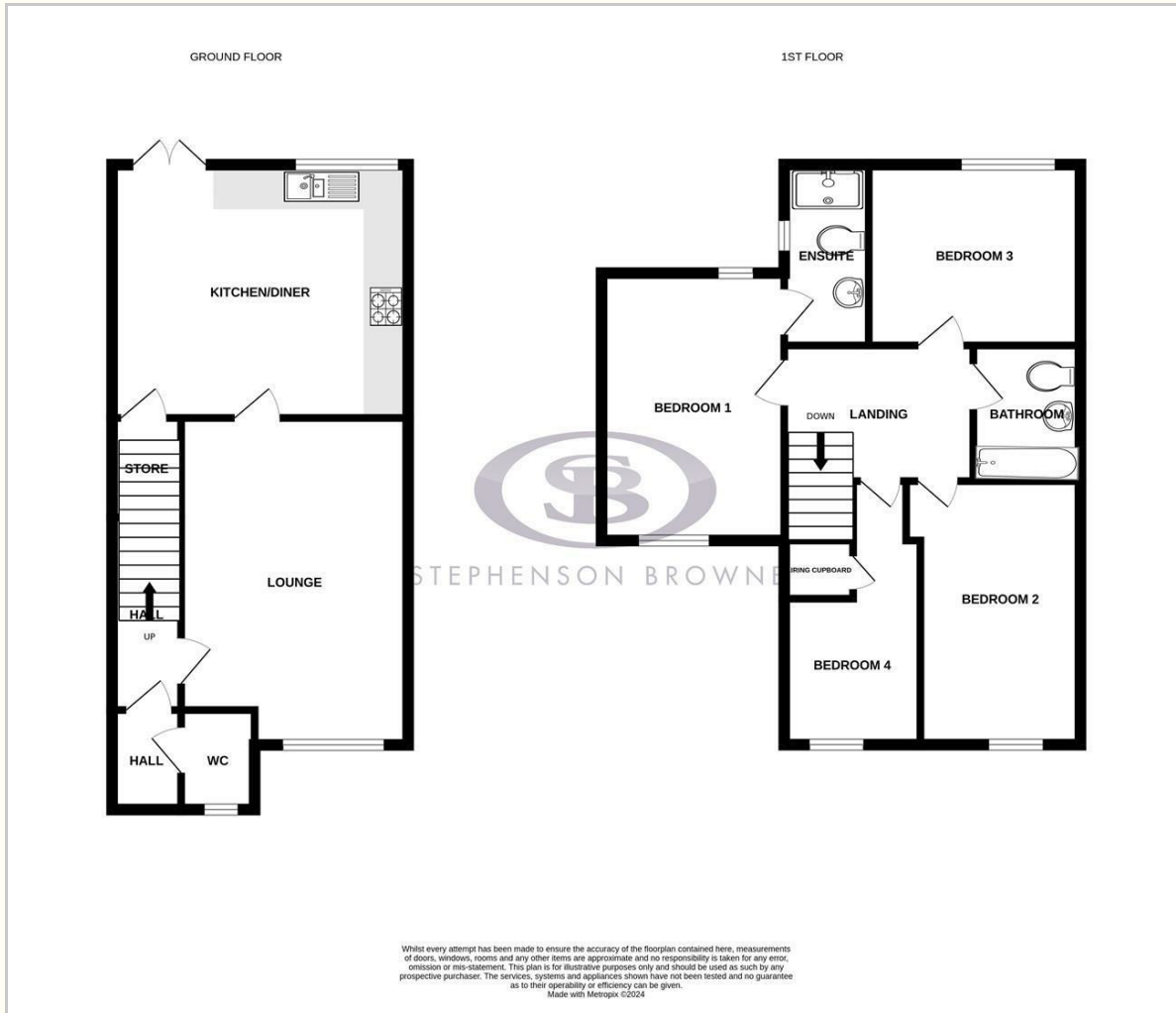
Shaped lawn area, pathway leading up to front door, tarmac driveway, car port.

Rear

Laid to patio, lawn area, gate leading to front of property, fence boundaries, outside tap and electric point, secure covered area to the side of the property.



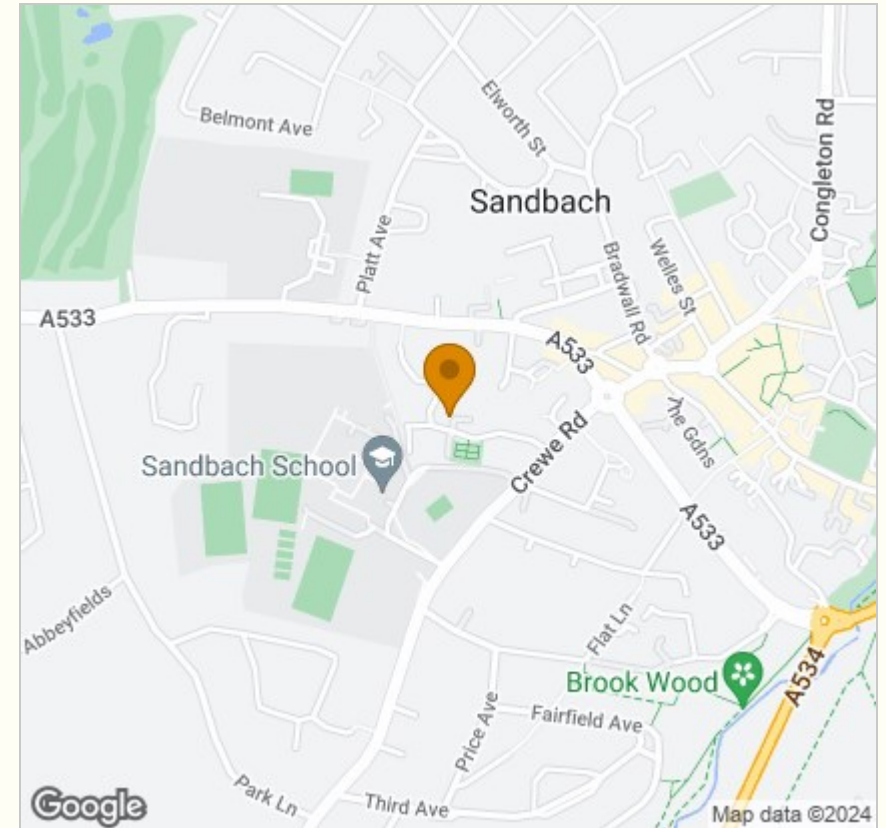
Floor Plan



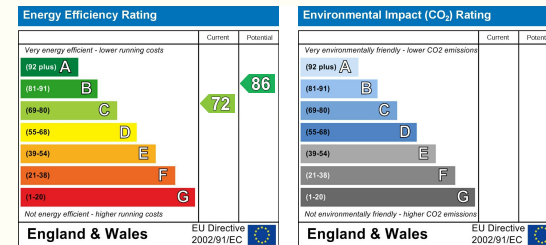
Viewing

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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