



11 Sunnymill Drive

CW11 4NA

Offers Over £345,000



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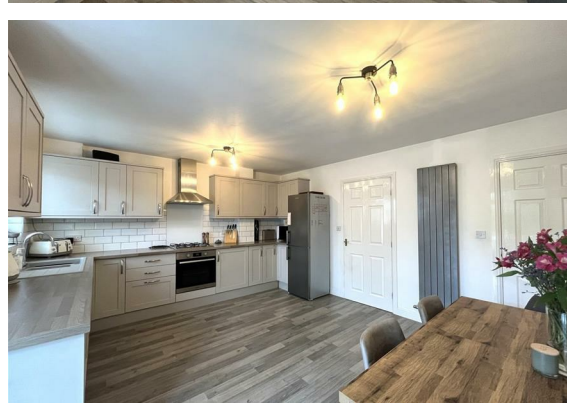
STEPHENSON BROWNE

NO ONWARDS CHAIN. A beautifully presented and perfectly located link-detached family home, tucked away on a quaint private cul-de-sac of four homes with open views over the park and being on the doorstep of the town, perfect for local amenities and transport links.

The residence opens into an entrance hallway with access through to the lounge, stairs leading to the first floor and a very useful downstairs WC. Generously sized living room to the front most aspect with window to the front elevation overlooking the park. Modern fitted, fully open plan breakfast dining kitchen, complete with a comprehensive range of high quality wall and base units with work surfaces over, integrated dishwasher, oven with 4 ring gas cooking hob and extractor hood over, large understairs store cupboard. Sun Room to the rear most aspect providing excellent additional reception space with quaint views onto the rear garden.

Upstairs, the property boasts four well proportioned bedrooms, with the principal bedroom also hosting a three piece en-suite shower room and dual aspect windows. Two further double bedrooms and a well sized single room that presently serves as a dressing room and also benefits from over-stairs storage. Three piece modern fitted family bathroom with panel bath and rainfall shower head over.

To the outside, the home is fronted by driveway parking and a low maintenance frontage with patio paving. Up and over garage door providing access to ample covered storage and side access into the rear garden. Fully enclosed back garden with fenced borders, spacious premium patio paved area and lawned garden, all very low maintenance and perfect for relaxation and al fresco dining.



Entrance Hallway

10'11" x 3'0"

Downstairs WC

4'11" x 3'2"

Living Room

16'7" x 11'8"

Kitchen Diner

15'1" x 12'10"

Sun Room

13'1" x 9'6"

Landing

8'5" x 5'10"

Bedroom One

13'6" x 9'2"

Bedroom One En-Suite

9'3" x 4'3"

Bedroom Two

13'6" x 8'8" max

Bedroom Three

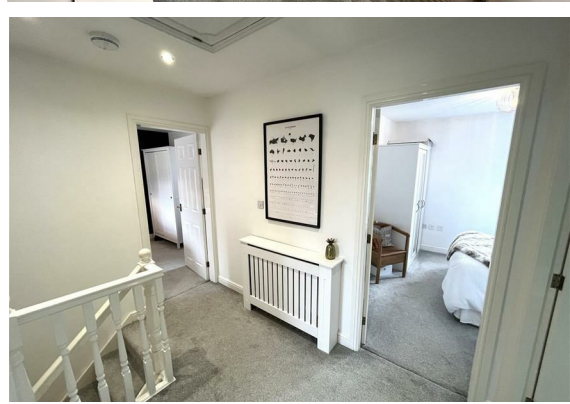
10'9" x 10'2"

Bedroom Four

13'9" x 6'10"

Bathroom

6'9" x 5'4"

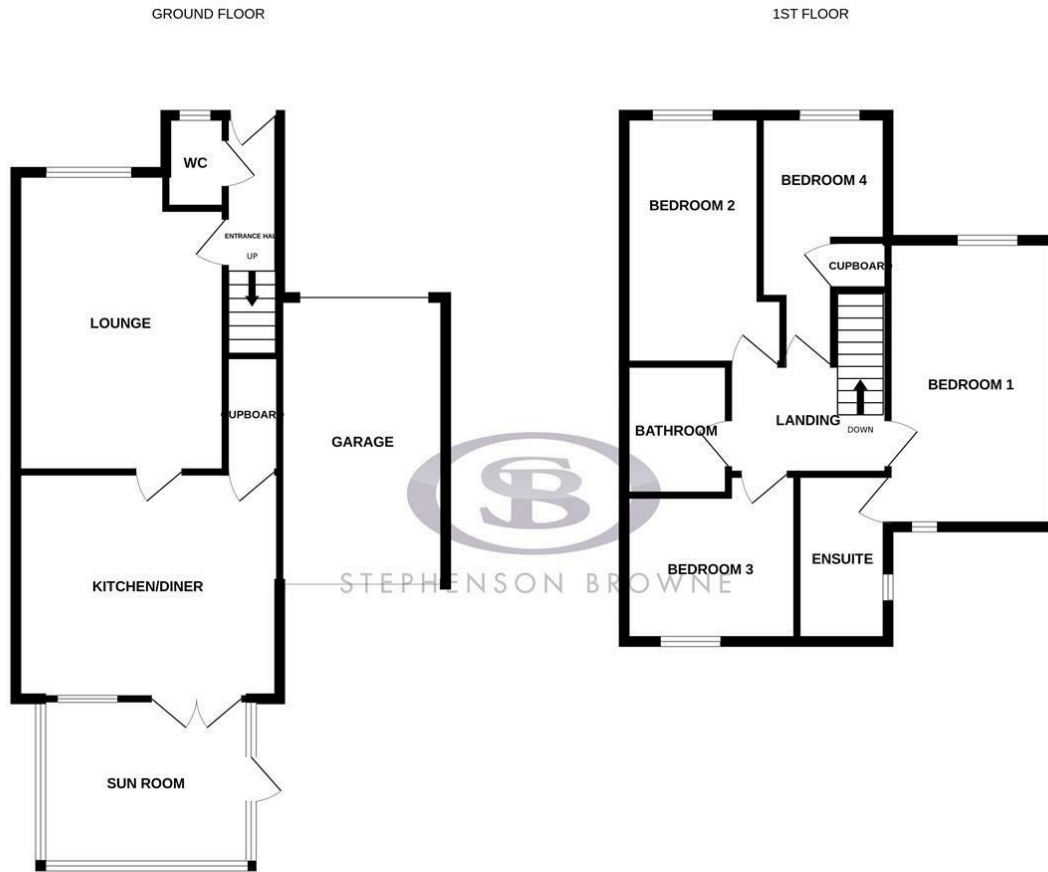


- Superb Presentation Throughout
- Modern Link-Detached Town House
- Four Bedrooms
- Generous Lounge
- Open Plan High Specification Kitchen Diner
- Sun Room and Downstairs WC
- Family Bathroom and En-Suite Shower Room
- Off Road Driveway Parking
- Fully Enclosed Private Garden
- No Onwards Vendor Chain





Floor Plan



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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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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