

32 Sunnymill Drive

CW11 4NB

£250,000













A well presented, three storey end town house, tucked away on a quiet development close to the heart of Sandbach town centre and on the doorstep of all the local amenities.

The home opens with a separate entrance hallway, the provides access directly through to the generously sized front living room. Open plan, modern fitted kitchen diner, complete with a range of wall and base units, large under-stairs storage/pantry cupboard, French doors that lead directly onto the patio and a separate downstairs WC.

To the first floor, there are two well sized bedrooms, with the rear aspect bedroom being a much larger than average double room. Four piece modern family bathroom with rainfall shower and separate shower head over the bath.

The top floor of the home is occupied by a generous principal bedroom suite, complete with an over-stairs cupboard, a large bank of fitted wardrobes and a three piece en-suite shower room.

Externally, the home is fronted by a low maintenance walled courtyard with paving leading up to the front door and a mixture of mature shrubs, further to paving leading to a side access gate. Low maintenance rear courtyard, fully enclosed by fenced borders and gated to the side and rear aspects. Off road parking to the rear of the home and a detached single garage that can also provide extra parking immediately before the garage.

Perfect for families and first time buyers.













### Entrance Hallway 4'5" x 3'11"

# Living Room 12'3" x 12'1"

# Kitchen Diner 15'5" x 11'6" max

### Downstairs WC 5'3" x 3'1"

### Landing 15'1" x 6'1"

# Bedroom Two 15'5" x 8'11"

# Bedroom Three 9'1" x 8'11"

### Bathroom 8'11" x 5'10"

Bedroom One 12'7" x 10'2" max

# Bedroom One En-Suite 8'0" x 5'3"













- Three Storey Town House
- Three Spacious Bedrooms
- Generous Front Aspect Lounge
- Downstairs WC and Large Under-Stairs Cupboard
- Modern Kitchen Diner
- Top Floor Principal Suite with En-Suite and Wardrobes
- Four Piece Family Bathroom
- Off Road Parking and Detached Garage
- Low Maintenance Enclosed Courtyard
- Walking Distance to Town Centre





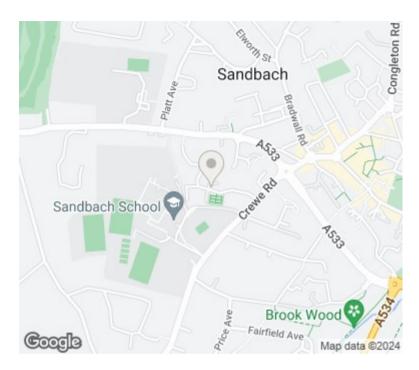


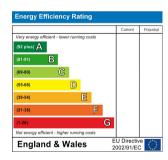


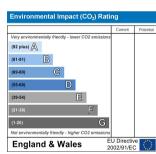


Floor Plan Area Map









#### Viewing

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

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