



## 32 Sunnymill Drive

CW11 4NB

**£250,000**



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STEPHENSON BROWNE

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



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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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