



15 THORNBROOK WAY, ETTILEY HEATH,
SANDBACH, CW11 3ZB

OFFERS IN THE REGION OF £325,000



STEPHENSON BROWNE

For Sale with No Onward Chain.

Welcome to Thornbrook Way, Ettiley Heath. this lovely detached family home offers a perfect blend of comfort and modern living. Set back from the road, the property enjoys a peaceful setting while providing easy access to local amenities.

The house boasts three spacious double bedrooms, ensuring ample space for family and guests. The master bedroom features an ensuite bathroom, providing a private retreat for relaxation. Additionally, there is a convenient downstairs cloakroom, enhancing the practicality of the home.

The living room is a welcoming space, ideal for family gatherings or quiet evenings, while the separate dining room offers an elegant setting for entertaining. The modern kitchen is well-equipped and designed for both functionality and style, making meal preparation a delight.

Storage is plentiful throughout the property, with fitted wardrobes and storage solutions that help keep the living areas tidy and organised. Outside, the property features a driveway that accommodates up to five vehicles, along with a garage for additional storage or parking needs.

To the rear, you will find an enclosed garden and patio area, perfect for outdoor entertaining or simply enjoying the fresh air in a private setting. This delightful home is an excellent choice for families seeking a peaceful yet convenient lifestyle in a desirable location. Don't miss the opportunity to make this lovely property your own.



Entrance Hall

6'6" x 3'3"

Cloakroom

6'6" x 2'7"

Living Room

15'1" x 11'3"

Gas fire.

Dining Room

12'5" x 11'10"

Kitchen

11'8" x 8'10"

A range of wall and base units with work surface over. Breakfast bar. Four ring gas hob with extraction hood above. Double electric oven. Integrated fridge and freezer. Space and plumbing for a washing machine and slimline dishwasher.

Landing

With storage cupboard.

Bedroom One

15'6" x 11'2"

Double bedroom with fitted mirrored sliding wardrobes and freestanding wardrobes.

Ensuite

6'11" x 4'10"

Walk-in shower, hand wash basin and WC. Heated towel rail.

Bedroom Two

12'7" x 8'0"

Double bedroom with over-stairs storage cupboard.

Bedroom Three

9'8" x 8'10"

Double bedroom with storage cupboard.

Bathroom

6'6" x 5'5"

P-shaped bathtub with electric shower above, and shower hose. Hand wash basin and WC. Heated towel rail.

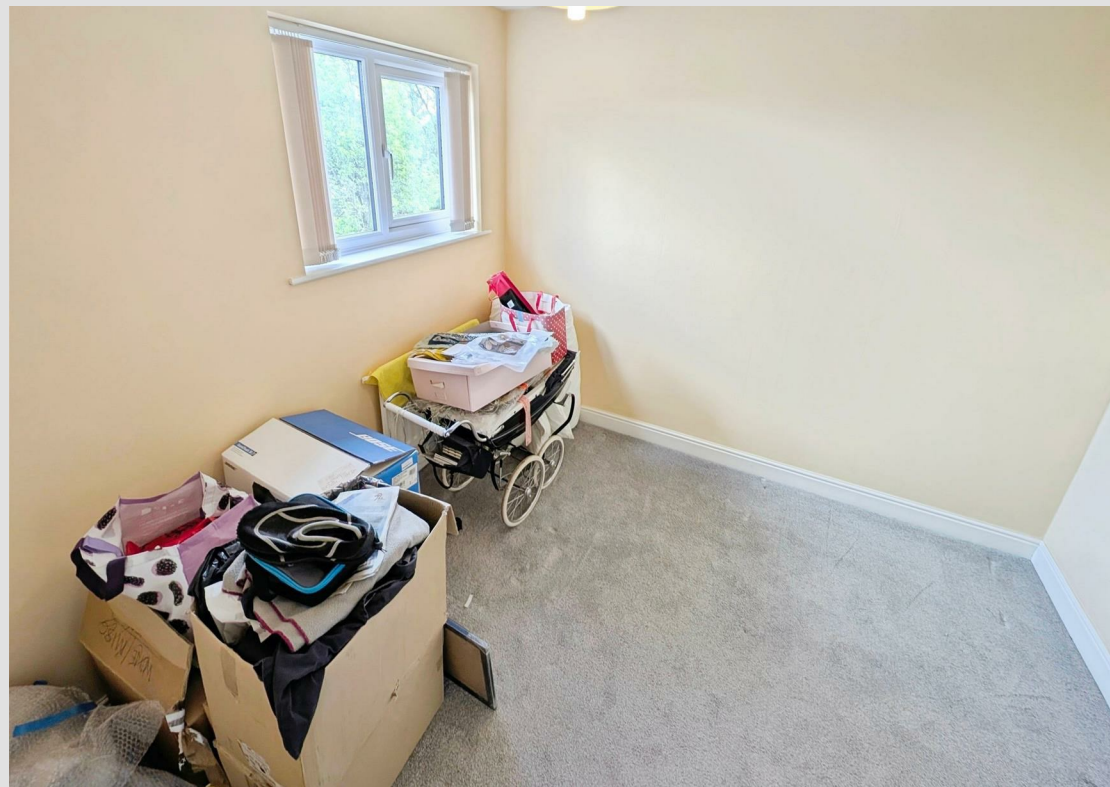


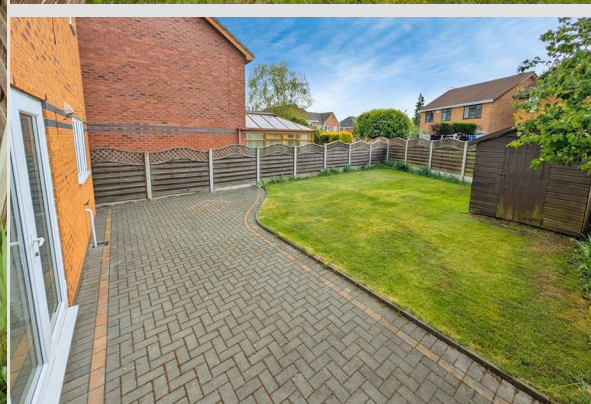
Garage
16'4" x 7'10"
Electric roller door.

Externally
Gated side access and potential access to the other side, currently used for storage.
Shed 360mm x 300mm. Two external taps.

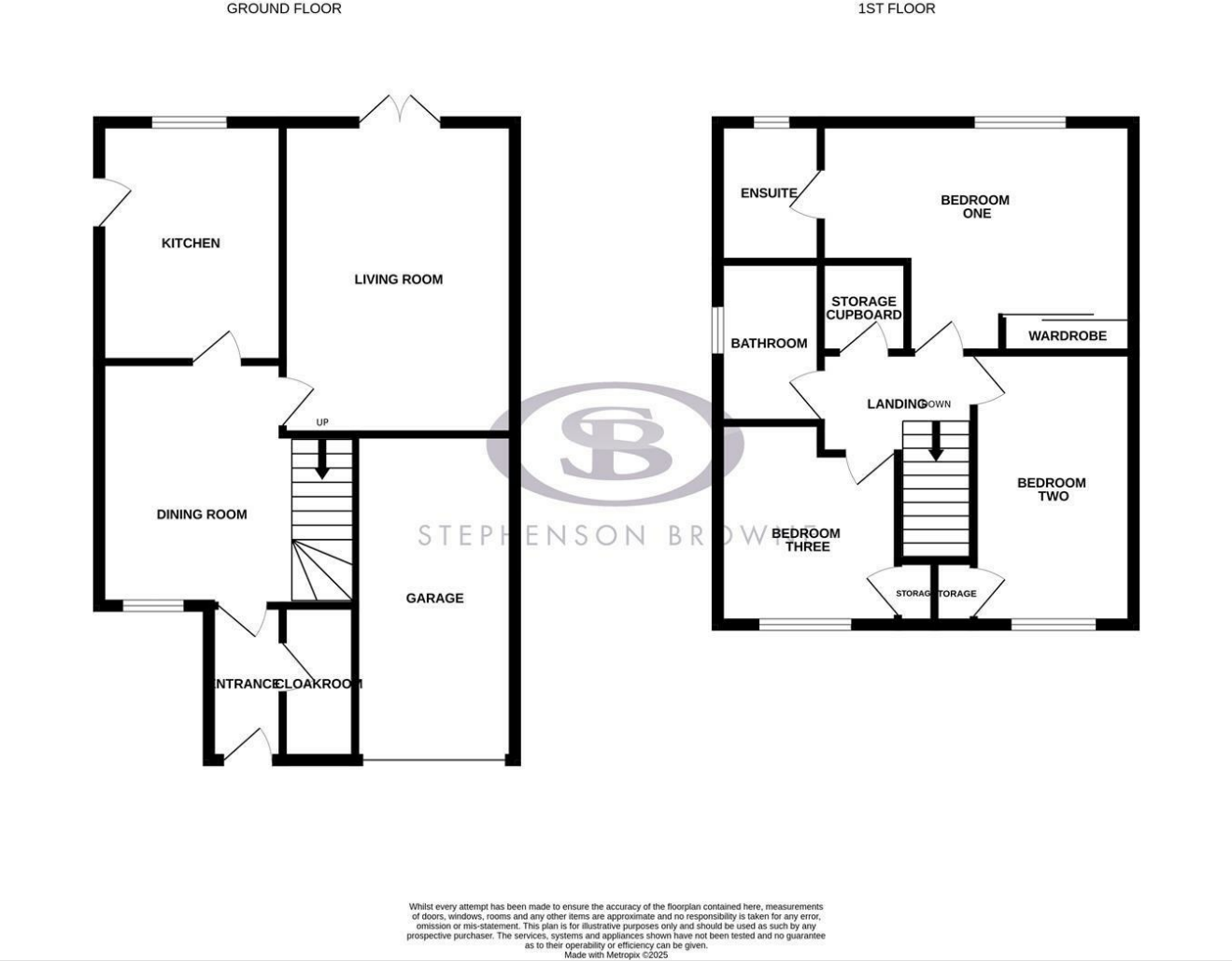
General Notes
Hive central heating system.
Boiler installed 2021 and fully serviced, plus ten year guarantee from installation.
Loft hatch storage.
Sterling windows installed in 2012







Floor Plan



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 Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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