



## 7 Cloverfields

CW1 5AL

Offers Over £280,000



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STEPHENSON BROWNE

A delightful detached bungalow on Cloverfields in Haslington village, offering a perfect blend of comfort and convenience. Set within a peaceful cul-de-sac, this property is ideal for those seeking a tranquil lifestyle while remaining close to local amenities.

The bungalow boasts two spacious double bedrooms, providing ample space for relaxation and rest. The two reception rooms are versatile, allowing for both formal entertaining and casual family gatherings. A lovely conservatory extends the living space, inviting natural light and offering a serene spot to enjoy the views of the private enclosed rear garden.

Recently decorated with new carpets and flooring throughout, this home is ready for you to move in without the need for any immediate renovations. The modern finishes create a welcoming atmosphere, making it easy to envision your life here.

The property features a generous driveway with parking for several vehicles, along with a detached garage for additional storage or workshop space. The private garden is a perfect retreat, ideal for outdoor activities or simply enjoying the fresh air.

This bungalow in Haslington is not just a house; it is a place where you can create lasting memories. With its desirable location, ample living space, and modern touches, it presents an excellent opportunity for both first-time buyers and those looking to downsize. Don't miss the chance to make this lovely property your new home.



**Porch**

5'1" x 3'8"

**Hall**

17'10" x 4'8"

Airing / storage cupboard.

**Lounge**

14'6" x 13'10"

Gas fire. Bay window.

**Kitchen**

11'8" x 7'8"

Electric hob and oven. Stainless steel sink. Freestanding washing machine. Freestanding fridge. Integral freezer.

**Dining Room**

8'3" x 6'5"

**Conservatory**

8'3" x 7'4"

Recently installed laminate flooring. Patio doors leading to patio and garden.

**Bedroom One**

11'7" x 9'10"

Double bedroom.

**Bedroom Two**

11'8" x 8'5"

Double bedroom.

**Shower Room**

7'9" x 6'4"

Vanity WC and sink unit. Walk-in shower.

**Garage**

16'4" x 7'10"

Power.

**External**

Driveway parking for several vehicles and front garden. Gated access to both sides, one of which being double gated. A private and enclosed rear garden that catches sun all day.

**General Notes**

The loft is partially boarded, has a light and a fitted loft ladder for access.

Alarm system.

New carpets throughout.

Worcester combi boiler, fully serviced.

New fencing.

**AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

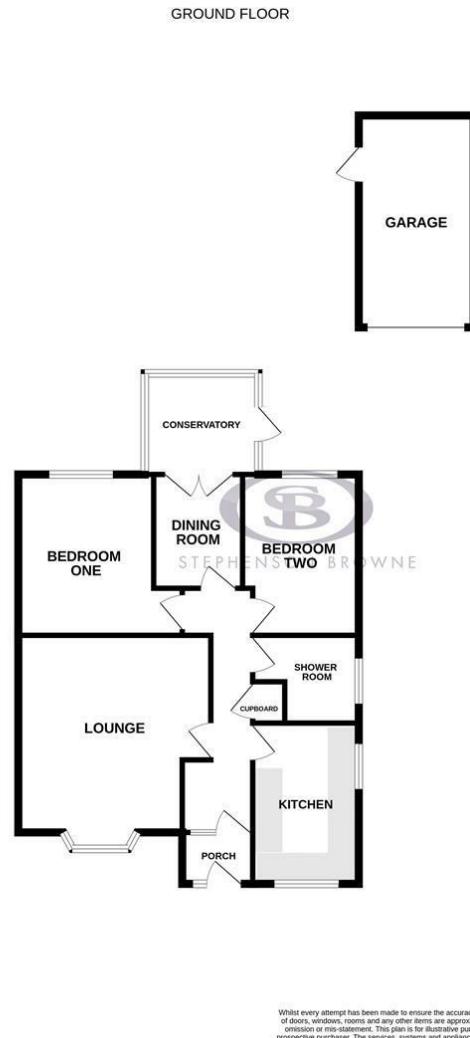


- Detached Bungalow
- Conservatory
- Two Double Bedrooms
- Two Reception Rooms
- Recently Decorated & Newly Carpeted Throughout
- Detached Garage
- Driveway Parking
- Cul De Sac
- Haslington Village Location
- Private & Enclosed Rear Garden

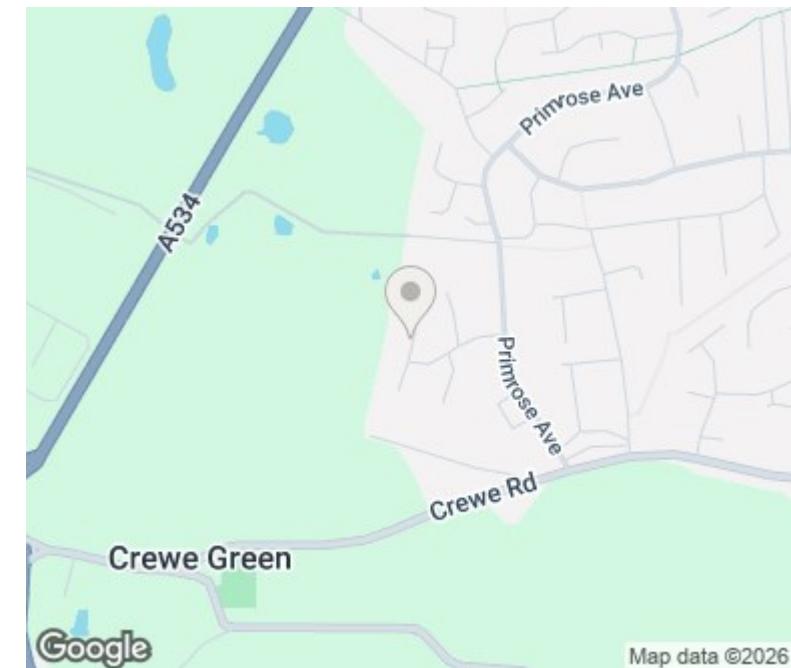




## Floor Plan



## 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 <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |

## Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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