



**12 Tatton Drive**

CW11 1DR

**Asking Price £530,000**



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STEPHENSON BROWNE

An immaculate three/ four bedroom detached bungalow in the highly sought-after area of Tatton Drive, presenting an exceptional opportunity for those seeking a modern and spacious home. Just a short walk from the vibrant town centre and the picturesque Sandbach Park, this property combines convenience with a tranquil setting.

The bungalow has been meticulously refurbished and extended to a high specification, ensuring that every detail has been thoughtfully considered, including a rewire, new flooring, plastering, a new heating system, plus newly fitted bathroom, ensuite, kitchen and utility.

The heart of the home is a large open-plan kitchen diner and living room, perfect for both entertaining and family gatherings. The newly fitted kitchen boasts modern appliances and ample space, complemented by a separate utility room for added convenience.

With three or four well-proportioned bedrooms, this versatile property can easily adapt to your needs, whether you require three bedrooms with two reception rooms or a more traditional layout. The principal bedroom benefits from an ensuite shower room, while a stylish family bathroom serves the remaining bedrooms.

Externally, the property features a recently paved and turfed driveway, providing parking for several vehicles, along with a garage for additional storage. The rear garden is designed for low maintenance, offering a private outdoor space to relax and unwind.

This bungalow is a rare find in a desirable location, making it an ideal choice for families, professionals, or anyone looking to enjoy the best of Sandbach living. Don't miss the chance to make this beautifully presented home your own.



## **Kitchen Diner / Living Room**

21'0" x 20'5"

A range of wall, base and island units with solid oak worksurfaces over. Integrated fridge / freezer, dishwasher and bins. Storage larder and ample cupboards. Composite sink with mixer tap. Bifold doors. Skylight lantern. Space for a large dining table and ample living space.

## **Utility**

5'9" x 4'8"

Solid oak worksurface with space and plumbing below for a washing machine and tumble dryer. Space above to install storage cupboards.

## **Snug / Bedroom**

12'0" x 11'2"

Sliding patio doors.

## **Hallway**

19'5" x 3'11"

## **Bedroom One**

13'6" x 11'1"

## **Ensuite**

6'6" x 3'10"

Walk-in shower and vanity unit with WC and sink.

## **Bedroom Two**

11'3" x 9'5"

Double windows.

## **Bedroom Three**

9'5" x 8'10"

Dual aspect windows.

## **Bathroom**

9'10" x 8'11"

Four-piece suite comprising bathtub, low level WC, vanity sink with drawers, and walk-in shower. Double windows.

## **Garage**

18'0" x 8'6"

Up and over door, power.

## **Tenure**

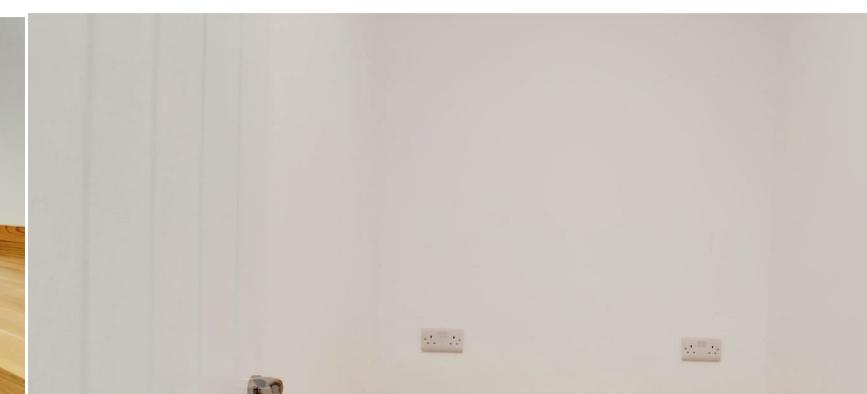
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

## **AML Disclosure**

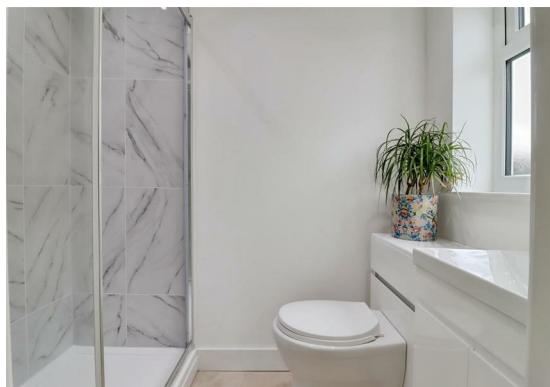
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.

## **Why Choose SB Sandbach To Sell Your Property?**

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.



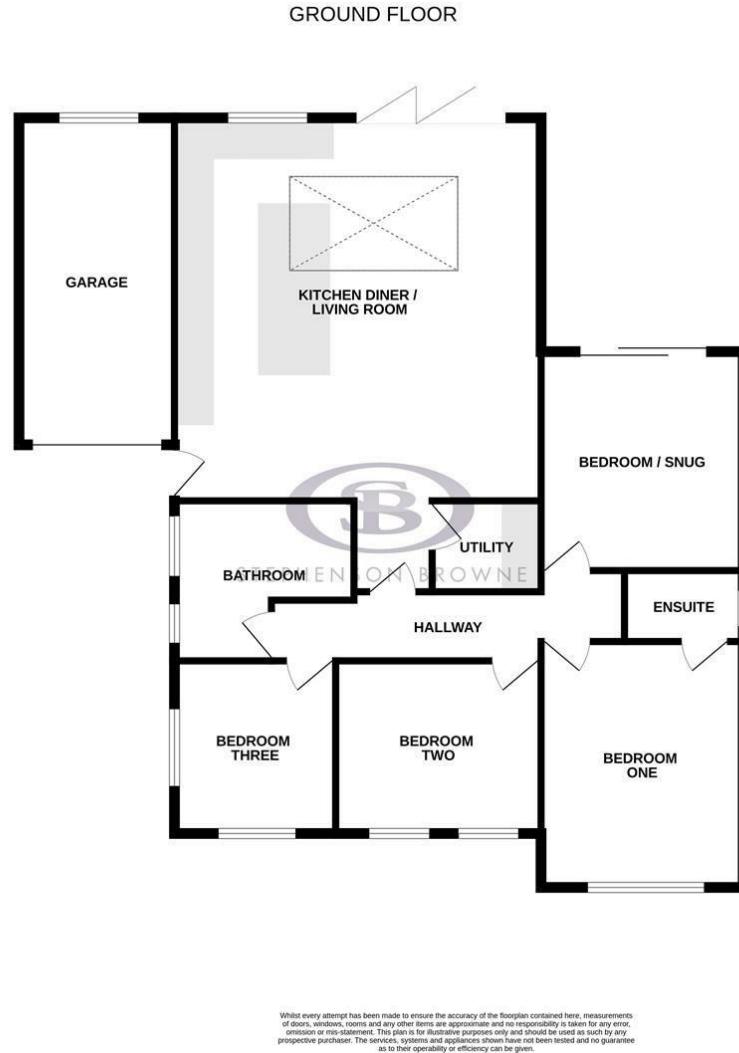
- Detached Bungalow in a Highly Desirable Location
- Refurbished to a High Specification
- Walking Distance to Sandbach Town Centre & Short Walk to Sandbach Park
- Multi-Functional Rooms - Three / Four Double Bedrooms & One / Two Reception Rooms
- Newly Paved / Turfed Driveway & Garage
- Private & Low Maintenance Rear Garden
- New Kitchen & Separate Utility
- New Ensuite Shower Room & Family / Guest Bathroom
- Rewired, New Heating System, Replastered/ Redecorated, New Flooring
- Extended & Improved



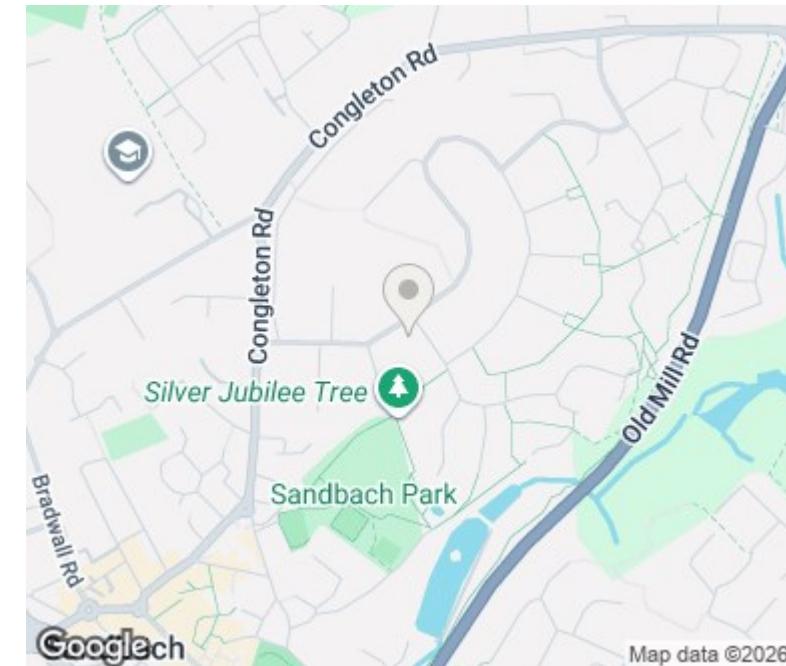


**FOR SALE**  
STEPHENSON BROWNE  
www.stephensonbrowne.co.uk  
01270 763200

## Floor Plan



## Area Map



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		
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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