



STEPHENSON BROWNE

**Sunnymill Drive,
Sandbach**
CW11 4NA



Offers Over £450,000

DESCRIPTION

Located on the popular Sunnymill Drive in Sandbach, this spacious five-bedroom, three-storey family home offers generous and versatile accommodation throughout, making it an ideal choice for growing families. Conveniently positioned within walking distance of Sandbach Town Centre and close to local schools and shops, the property combines excellent living space with a practical and desirable location.

The ground floor features two reception areas, providing flexibility for family living, along with a convenient downstairs WC.

Across the upper floors are five well-proportioned bedrooms, with the principal bedroom benefiting from an ensuite. There is also a family bathroom, while fitted wardrobes and ample storage provide plenty of useful space throughout the home.

Externally, the property benefits from driveway parking, a detached double garage and a private rear garden, offering excellent parking, storage and outdoor space for the family to enjoy.

With its impressive amount of accommodation, three-storey layout and excellent range of features, this is a superb family home in a convenient Sandbach location. Offered for sale with no onward chain.





ROOM DESCRIPTIONS

Living Room

17'7" x 13'4"

Dining Area

11'11" x 9'3"

Kitchen

11'9" x 10'4"

WC

6'6" x 4'0"

Bedroom One

12'5" x 11'10"

Ensuite

7'10" x 7'4"

Bedroom Two

17'11" x 10'4"

Bedroom Three

10'4" x 9'0"

Bedroom Four

10'9" x 8'4"

Bedroom Five

10'4" x 8'6"

Bathroom

7'0" x 5'9"

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.







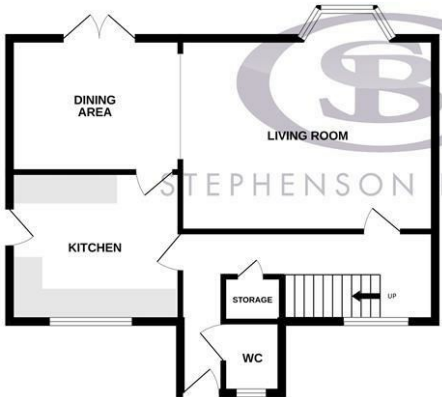
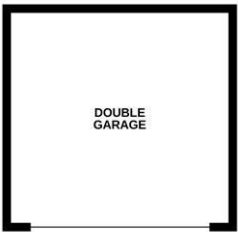
STEPHENSON BROWNE

Viewing

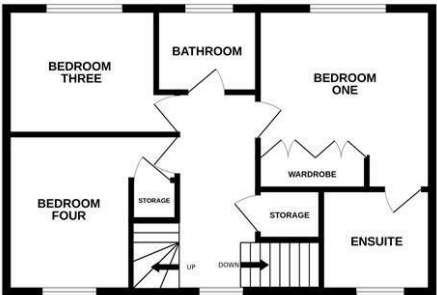
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

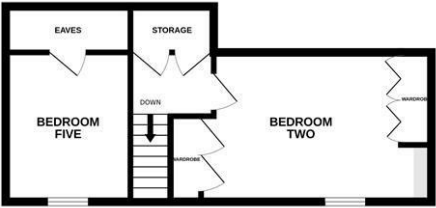
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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



EPC Rating

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	

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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