



STEPHENSON BROWNE

## Comfrey Avenue, Sandbach

CW11 4BY



Offers Over £290,000

## DESCRIPTION

Found on the popular Heath development, this superb four-bedroom townhouse is presented in 'as-new' condition and offered for sale with NO CHAIN. Built in 2021 by Persimmon Homes to the desirable Leicester design, the property enjoys a private rear aspect backing onto open farmland, combining peaceful surroundings with excellent convenience just a short stroll from Sandbach Town Centre.

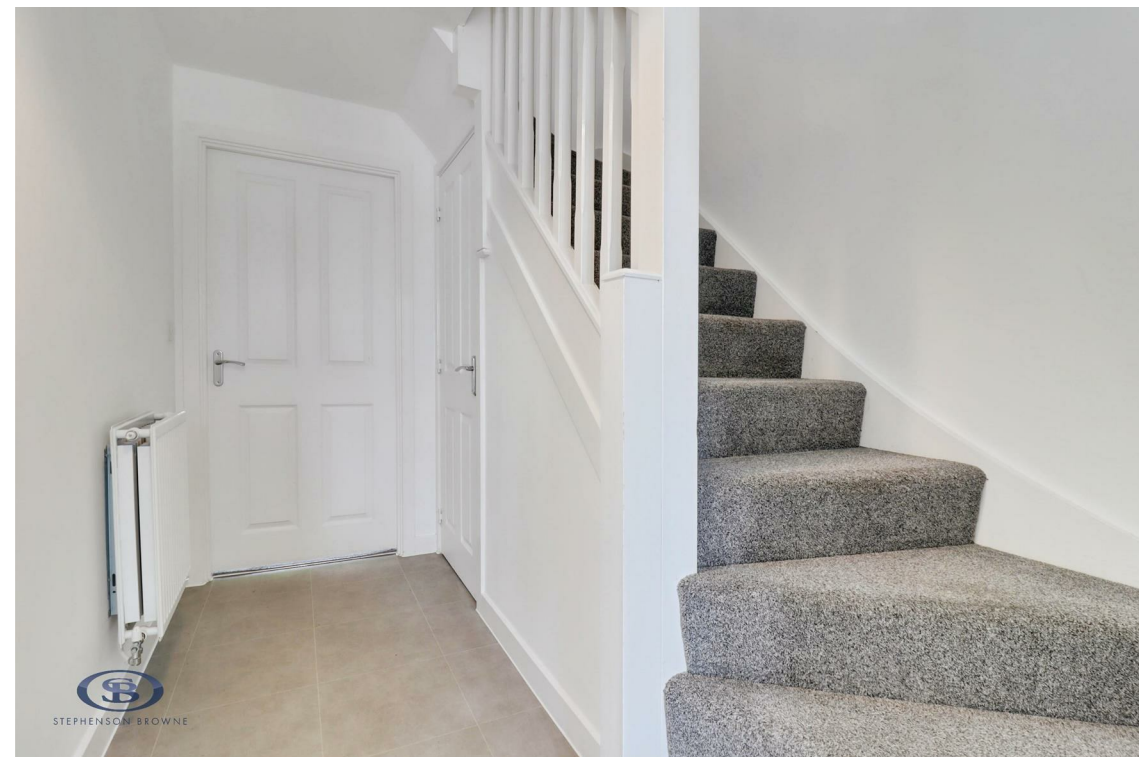
Perfectly suited to modern family living, the home benefits from energy efficient double glazing and gas central heating throughout. The stylish kitchen/diner is positioned to the front of the property and features attractive shaker-style units, quartz work surfaces and integrated oven, hob and extractor. To the rear, the spacious lounge is flooded with natural light thanks to feature glazing overlooking the private garden.

The first floor offers three well-proportioned bedrooms, including two generous doubles and a versatile fourth bedroom ideal as a large nursery or home office, all served by a contemporary family bathroom with immaculate white suite.

Occupying the entire second floor, the impressive principal suite is a standout feature of the home, boasting a generous layout, characterful roofline and an abundance of natural light, alongside a luxurious en-suite shower room.

Externally, the rear garden enjoys an excellent degree of privacy and has been enhanced with an extended patio area and useful garden store. To the front, a driveway provides side-by-side off-road parking.

With countryside walks, a modern play area and excellent local amenities all close by, this



wonderful home offers the perfect balance of town and country living.



# ROOM DESCRIPTIONS

## **Kitchen / Dining Room**

15'4" x 9'7"

## **Lounge**

16'6" x 10'1"

## **Bedroom One**

21'5" x 10'11"

## **Ensuite**

8'3" x 6'4"

## **Bedroom Two**

13'5" x 9'6"

## **Bedroom Three**

12'2" x 9'6"

## **Bedroom Four**

10'2" x 6'8"

## **Bathroom**

6'8" x 5'6"

## **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.





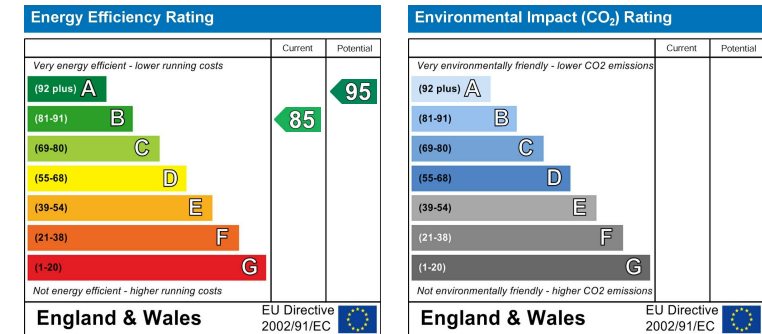
# Floorplans



# Area Map



# EPC Rating



# Viewing

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

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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**www.stephensonbrowne.co.uk**