

# chris hamriding

lettings & estate agents



## 16 Comfrey Avenue, Sandbach, CW11 4BY

### Offers In The Region Of £300,000

Take a moment to view our guided, aerial tour of this wonderful home, in 'as-new' condition & being sold with NO CHAIN!

Constructed back in 2021 by reputable builders 'Persimmon Homes' to their 'Leicester' design, this four bedroom townhouse enjoys a favoured position on 'The Heath' development, backing onto adjacent farmland which offers not only a pleasant rear aspect but excellent degrees of privacy! The home is just a short stroll into Sandbach Town Centre and offer the perfect balance of Town & Country living with multiple countryside walks right on your doorstep plus a modern play area that is located on the estate itself.

Accompanying the home are a wealth of features to note, some of which include:- energy efficient double glazing and gas central heating, a ground floor cloakroom, a modern kitchen/diner situated towards the front of the home complete with stylish shaker kitchen units, quartz working surfaces and a built-in oven, hob and extractor. At the rear of the home is where the spacious lounge can be found, with feature glazing enjoying wonderful vistas of your private garden.

On the first floor, there are three superb bedrooms, two of which are balanced double rooms and bedroom four which is a superior single room or perfect home office/nursery. The rooms on this floor are serviced perfectly via a family bathroom with white three-piece sanitary suite in immaculate condition.

On the second floor is the master suite, which is our favourite room in the house due to its generous size & characterful roof profile, this is such a bright space which is complemented further with a luxury en-suite

## Accommodation

### Entrance Hall

Cloakroom 5'6" x 2'11" (1.70 x 0.89)

Kitchen/Dining Room 15'4" x 9'7" (4.69 x 2.94)

Lounge 16'6" x 10'1" (5.05 x 3.09)

First Floor Landing 9'9" x 6'7" (2.99 x 2.03)

Bedroom Two 13'5" x 9'6" (4.09 x 2.92)

Bedroom Three 12'2" x 9'6" (3.71 x 2.92)

Bedroom Four 10'2" x 6'8" (3.11 x 2.05)

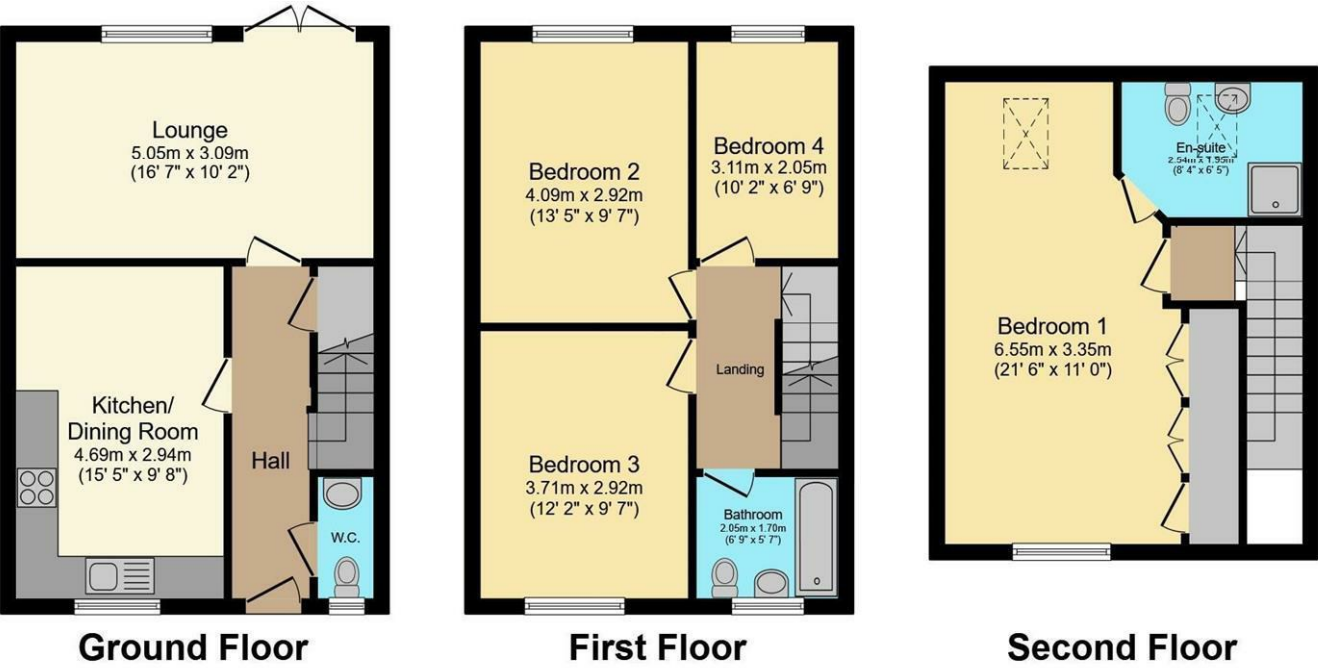
Bathroom 6'8" x 5'7" (2.04 x 1.71)

Bedroom One 21'5" x 11'7" (6.55 x 3.55)

En-suite 8'3" x 6'4" (2.54 x 1.95)



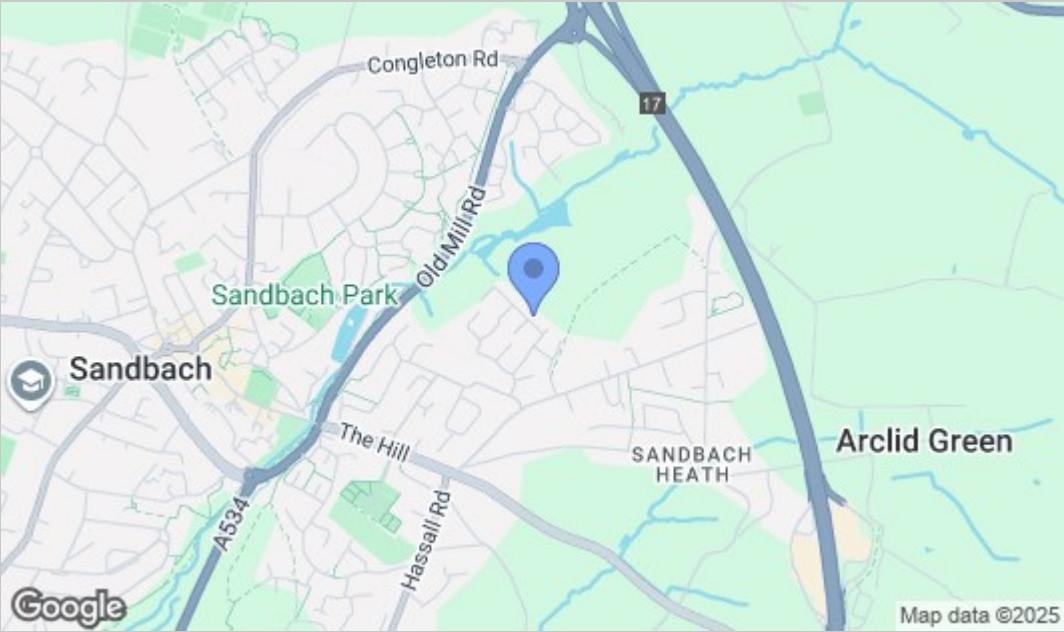
Floor Plan



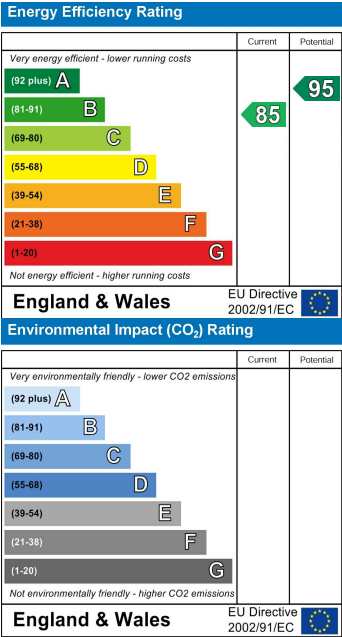
Total floor area 112.7 sq.m. (1,213 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Area Map



Energy Efficiency Graph



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