



**33 Harry Mortimer Way**

CW11 3AJ

**Guide Price £300,000**



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STEPHENSON BROWNE

An extensive three bedroom, detached home, located in the highly desirable and sought after Elworth locality. Only a short commute to Sandbach Town Centre, and enjoying excellent proximity to local Schools, the Train Station, and other amenities.

The ground floor comprises of a grand dual aspect living room, a fully open plan and modern kitchen diner, a separate utility room with understairs storage, and WC. The French doors lead from the dining area onto the garden patio. The kitchen is complete with a range of wall and base units with work surfaces over, oven and four ring gas hob, stainless steel sink with drainer, plus integrated fridge freezer and dishwasher. The utility consists of wall and base units with work surfaces over, hosting space and plumbing for a washing machine and tumble dryer.

The first floor offers three spacious bedrooms, all with built-in storage and one with ensuite shower room, a three-piece suite family bathroom, and an open and light landing space. The principle bedroom and third bedroom / study also enjoy the added bonus of wall-fitted air conditioning / heating units.

Externally, there is a detached single garage - presently utilised as a home gym, driveway and on-road parking for multiple vehicles, and two generous gardens. There is gated access leading from the rear garden through to the driveway and garage. There is ample storage adjacent to the side of the property. Both gardens are laid mostly to lawn with a patio area to the rear.

The property is still within its NHBC Warranty which is valid until 2027.



Entrance Hall  
6'3" x 7'6"

Living Room  
17'10" x 10'6"

Kitchen Diner  
17'9" x 10'1"

Utility Room  
5'6" x 5'6"

WC  
4'9" x 2'11"

Landing  
12'2" x 5'6"

Bedroom One  
12'2" x 10'1"

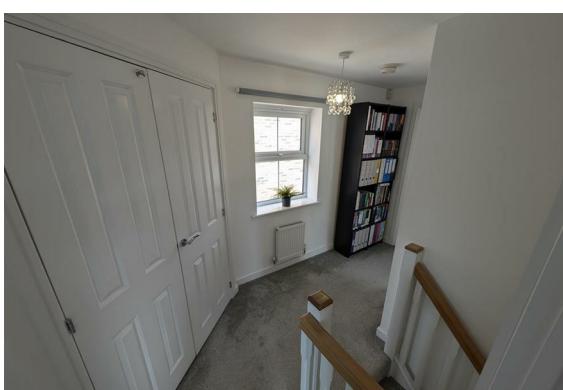
Bedroom One Ensuite  
5'9" x 5'9"

Bedroom Two  
10'6" x 9'9"

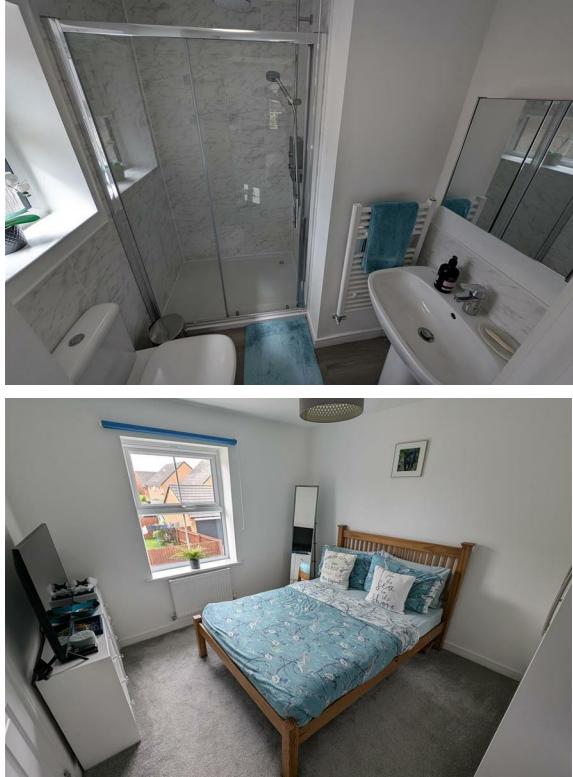
Family Bathroom  
6'6" x 5'10"

Bedroom Three / Study  
8'8" x 7'4"

Garage  
16'7" x 8'9"

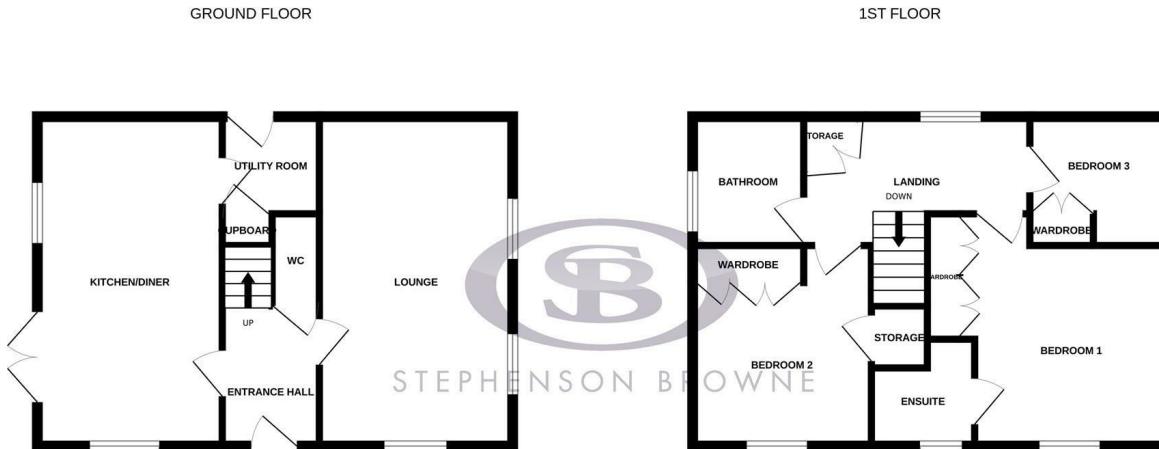


- Detached Family Home
- Open Plan Kitchen Diner
- Separate Utility
- Driveway Parking and Detached Garage
- Close to Train Station
- Three Bedrooms
- Dual Aspect Living Room
- Ensuite Shower Room
- Enclosed and Private Gardens
- Sought After Development





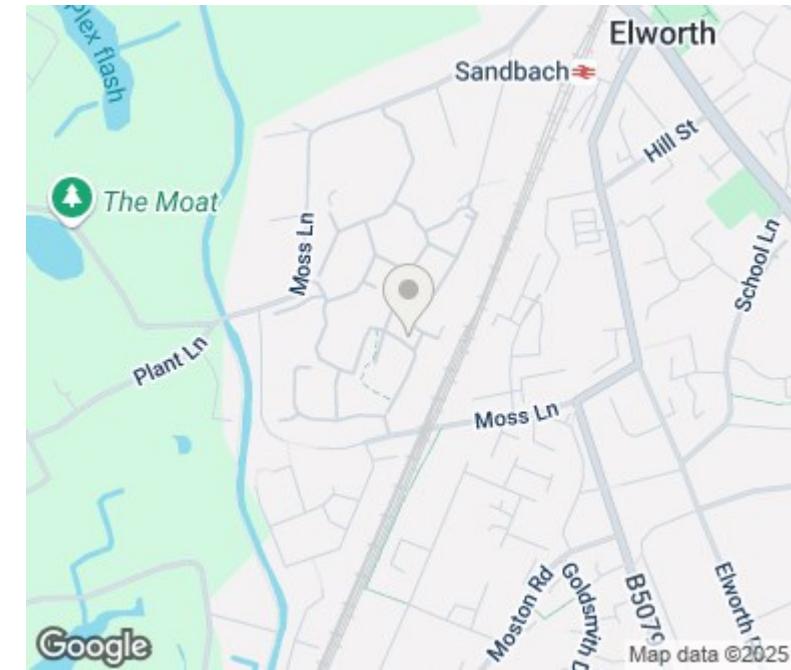
## Floor Plan



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	91
(81-91)	B	80
(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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