



40 HEATH ROAD, SANDBACH, CW11 2JU

ASKING PRICE £585,000



STEPHENSON BROWNE

A nearly new, three-storey detached family home on Heath Road in Sandbach, offering a perfect blend of modern living and convenience. With four bedrooms and three well-appointed bathroom and ensuites, this property is designed to accommodate the needs of a growing family.

The heart of the home features a contemporary kitchen diner and family room, complemented by a separate living room and utility, ensuring functionality and ease for daily living. The property boasts two ensuites, a family bathroom, and a convenient downstairs WC, catering to the demands of modern family life.

The exterior of the home is equally impressive, with driveway parking at the front. The rear garden is a true highlight, featuring an extensive lawn, an Indian stone seating area, and an additional patio area, perfect for outdoor gatherings. A charming pergola adds character to the space, while the standout feature is the delightful garden room at the bottom of the garden. This brick-built structure, compliant with regulations, is equipped with bifolding doors, a skylight, and a log burner, creating a cosy retreat or home office for all seasons.

Situated within walking distance to Sandbach town centre, this property enjoys a great location for commuting, with junction 17 of the M6 nearby. The home is further enhanced by premium radiators, doors, shutters, and a solid oak balustrade, all contributing to its modern appeal. With an EPC rating of B, this home is not only stylish but also energy efficient. This property is a must-see for those seeking a comfortable and contemporary family home in a desirable location.



## Entrance Hall

19'8" x 7'7"

Fitted understairs storage. Solid oak and glass balustrade.

## Living Room

13'9" x 9'6"

Panelled room with electric fireplace and shutters.

## Kitchen / Dining / Family Area

20'1" x 17'8"

A range of wall and base units with solid oak worktops. Integrated fridge, freezer, and dishwasher. Five ring ceramic hob with extraction hood above. Double oven and grill. Black composite sink. Space for up to six bar stools and large dining table. Large family / living area with vaulted ceiling and four skylights. Dual bifold doors.

## Utility

9'6" x 5'5"

A range of wall and base units with solid oak worktops. Belfast sink. Space and plumbing for a washing machine.

## WC

4'7" x 3'10"

Vanity storage unit. Heated towel rail.

## Landing

14'5" x 7'7"

## Bedroom One

13'9" x 13'6"

Fitted sliding wardrobes and Juliet balcony.

## Ensuite (Bedroom One)

6'6" x 5'5"

Vanity storage unit. Heated towel rail. Walk-in shower.

## Dressing / Cot Room / Study

8'3" x 7'2"

A multi-functional space next to the principal bedroom.



## **Storage Room**

6'6" x 5'10"

## **Bedroom Two**

9'6" x 9'3"

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## **Ensuite (Bedroom Two)**

7'7" x 3'10"

Vanity storage unit. Heated towel rail. Walk-in shower.

## **Bedroom Three**

11'5" x 8'11"

## **Bedroom Four**

8'5" x 7'11"

## **Bathroom**

9'4" x 5'6"

Vanity storage unit. Heated towel rail. L-shaped bathtub with shower over.

## **Garden Room**

15'7" x 8'10"

Log burner with tile surround, skylight and bifolding door.

## **Brick Store**

8'11" x 4'1"

## **External**

Metal storage shed.

## **General Notes**

Anthracite radiators throughout.

Solid oak doors.

## **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.



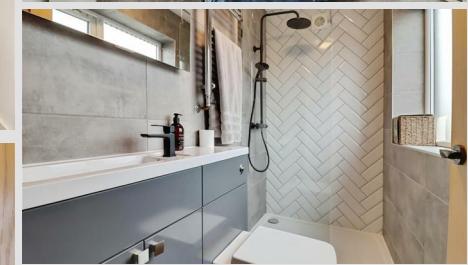
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## Why Choose SB Sandbach To Sell Your Property?

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.

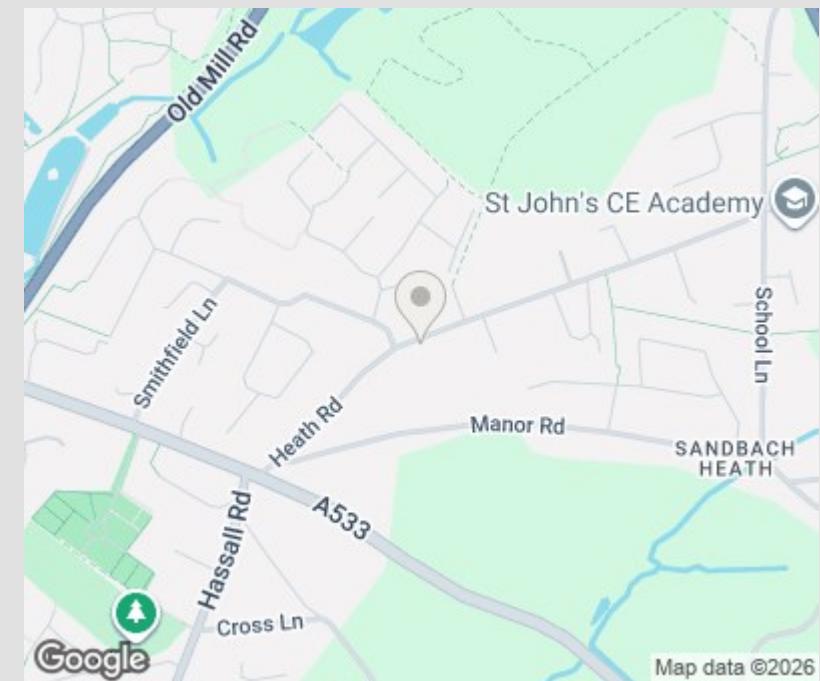




## Floor Plan



## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	93
(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 <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 wish to arrange a viewing appointment for this property or require further information.

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