



14 PARK LANE, SANDBACH, CW11 1EW

OFFERS OVER £500,000



STEPHENSON BROWNE

Located on Park Lane in Sandbach, this stunning two-bedroom detached bungalow offers a perfect blend of comfort and elegance. With its beautiful interior and generous room sizes, this property is ideal for those seeking a tranquil lifestyle in a picturesque setting.

The spacious layout allows for versatile living, making it perfect for both relaxation and entertaining. The two well-proportioned bedrooms provide ample space for rest, the lounge is a fantastic size with a beautiful feature fireplace, and the open plan kitchen/dining room is definitely one to be admired.

One of the standout features of this property is the stunning countryside views that can be enjoyed from various vantage points within the home, especially the snug at the rear of the property with its panoramic views. The serene surroundings create a peaceful atmosphere, making it an ideal retreat from the hustle and bustle of everyday life.

Situated on one of the most desirable roads in Sandbach, this bungalow not only offers a beautiful living space but also a prime location. Residents can enjoy easy access to the town centre, schools, parks, and the vibrant community that Sandbach has to offer.

In summary, this delightful bungalow on Park Lane is a rare find, combining a beautiful interior, great room sizes, and breathtaking views. It presents an excellent opportunity for those looking to settle in a charming and peaceful environment. Do not miss the chance to make this lovely property your new home.



Entrance Hallway

Kitchen/Dining Room

15'8" x 19'0" (to the maximum)
Integrated washer/dryer, integrated dishwasher, space for American
fridge/freezer, spacer for Range cooker,
integrated double oven in kitchen, utility
cupboard for microwave.



Lounge

19'0" x 19'8"
Steps down into lounge, decorative fireplace
with log burner.

Snug

12'9" x 14'1"
Two sets of bi-folding doors leading out.

Bedroom One

10'9" x 11'9"
Exposed wooden flooring, decorative
paneling.

W.C

11'6" x 3'7"
Dressing area, exposed wooden flooring.

Bedroom Two

8'2" x 13'5"
Exposed flooring, decorative fireplace.

Bathroom

5'6" x 5'10"
Three piece suite with electric shower over.

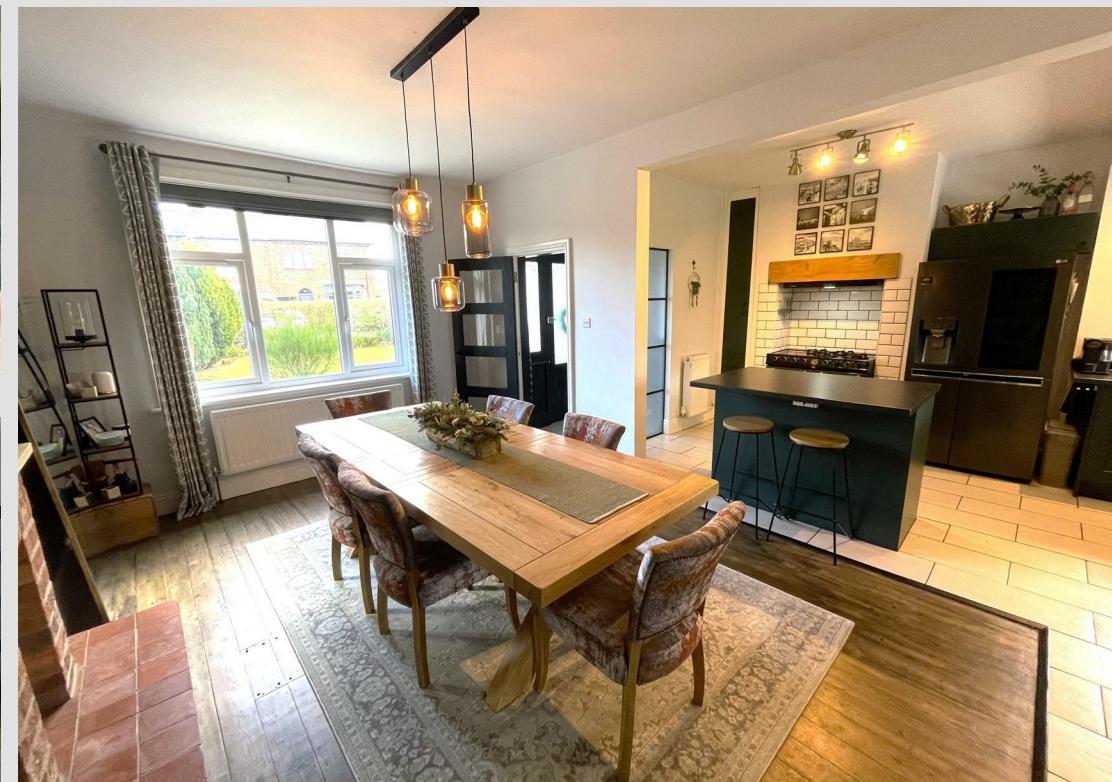
Garage

9'7" x 16'1"

EXTERNALLY

Front

Sweeping driveway, lawn area, electric
charging point.



Rear

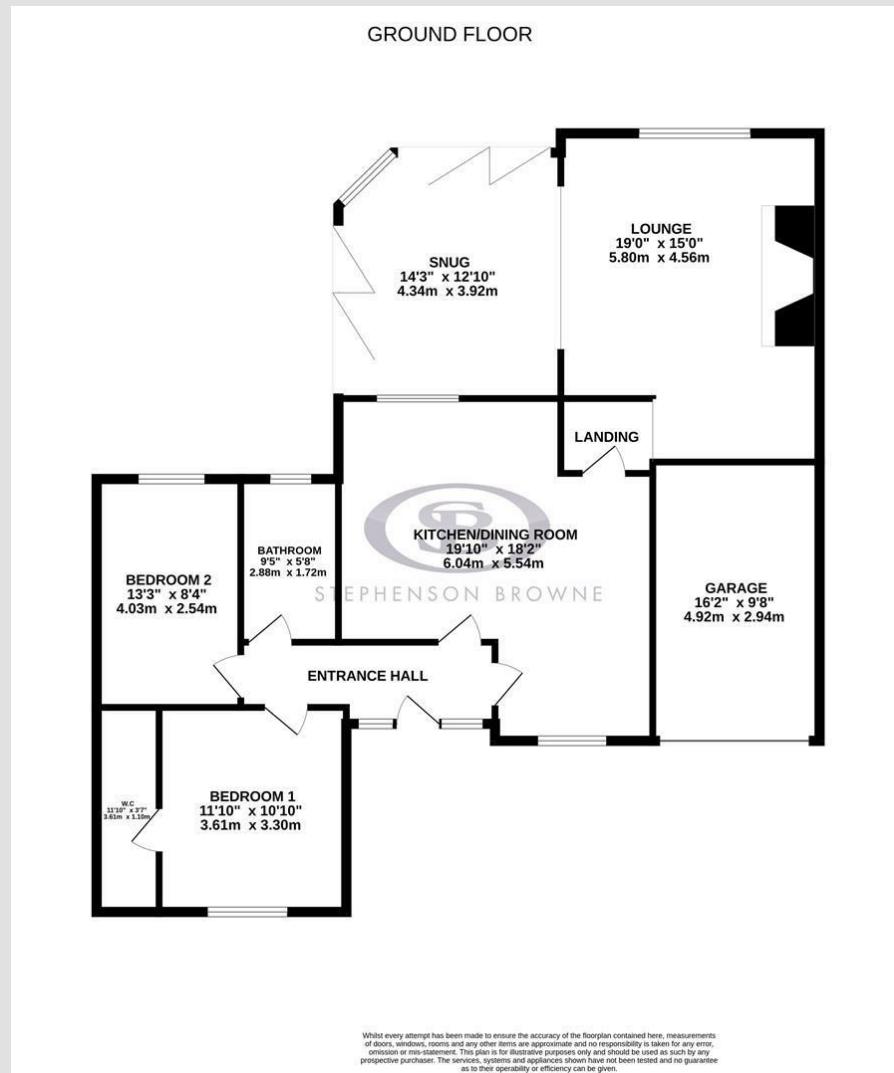
Raised Indian Stone patio, outdoor kitchen
area, raised decking area with lighting, laid to
lawn, countryside views, decorative fencing,
power point.







Floor Plan



Area Map



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		

Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64