



STEPHENSON BROWNE

**Brookland Drive,  
Sandbach**  
CW11 2LX



**Guide Price £280,000**



STEPHENSON BROWNE

## DESCRIPTION

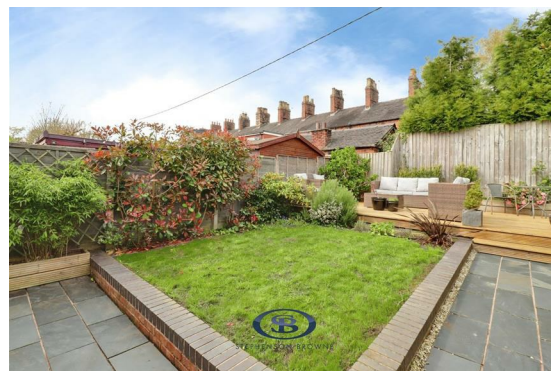
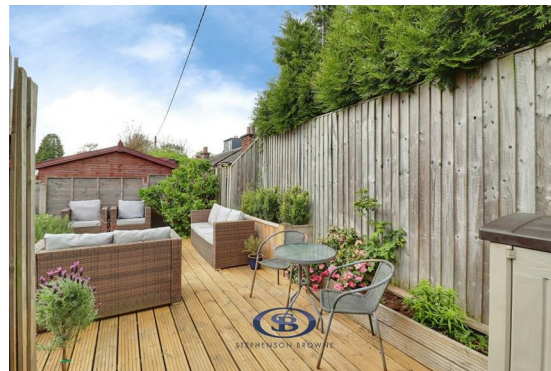
Extended, upgraded and ready to impress—this stunning three-bedroom semi-detached home on Brookland Drive, Sandbach Heath delivers high-spec, turnkey living in a prime location.

From the moment you step inside, the quality is clear. Recently refurbished to an exceptional standard, the property centres around a sleek, ultra-modern open plan layout—perfect for today’s lifestyle. The standout kitchen features integrated appliances and a stylish peninsula, flowing effortlessly into bright and sociable living and dining spaces.

Upstairs offers three well-sized bedrooms and a contemporary family bathroom, while a newly installed downstairs WC adds everyday convenience. Clever design ensures ample storage throughout.

Externally, the property continues to shine. There’s driveway parking, an EV charging point and a detached garage, while the private rear garden has been recently landscaped for low maintenance and maximum impact—complete with a striking raised seating area ideal for entertaining.

Energy efficiency is a major plus, with an excellent EPC rating of B, solar panels helping to reduce running costs while generating approximately £1,200 per year via feed-in tariff, and



a brand new combi boiler to be installed in May 2026, complete with a 5-year transferable warranty.

Perfectly positioned within walking distance of Sandbach town centre, well-regarded schools and beautiful countryside walks, plus easy access to Junction 17 of the M6 for commuters.

Stylish, efficient and completely move-in ready—this is one you won't want to miss.



# ROOM DESCRIPTIONS

## Entrance Hall

18'11" x 5'9"

Storage.

## Living Area

18'11" x 11'9"

## Dining Area

13'4" x 6'9"

Space for a substantial dining table.

## Kitchen

13'4" x 10'9"

Integrated tall fridge / freezer with additional secondary integrated under counter fridge and freezer, plus integrated Bosch washing machine. Neff double oven and grill, hob and integrated washing machine. Peninsula with space for three stools. The tall fridge / freezer and dishwasher were installed recently and have warranties.

## WC

6'7" x 2'8"

## Bedroom One

11'10" x 11'9"

Spacious double bedroom. Sliding wardrobe.

## Bedroom Two

10'2" x 9'8"

Spacious double bedroom.

## Bedroom Three

8'9" x 7'10"

With bespoke fitted units, currently utilised as a large study.

## Bathroom

7'10" x 5'4"

Double aspect windows.

## Garage

17'1" x 8'9"

## General Notes

Brand new combi boiler to be installed in May 2026, with a 5 year warranty, transferable to new home owner.

Benefits from solar panels providing reduced energy costs in addition to generating approx. £1200 per year via feed in tariff.



### **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.











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## **Viewing**

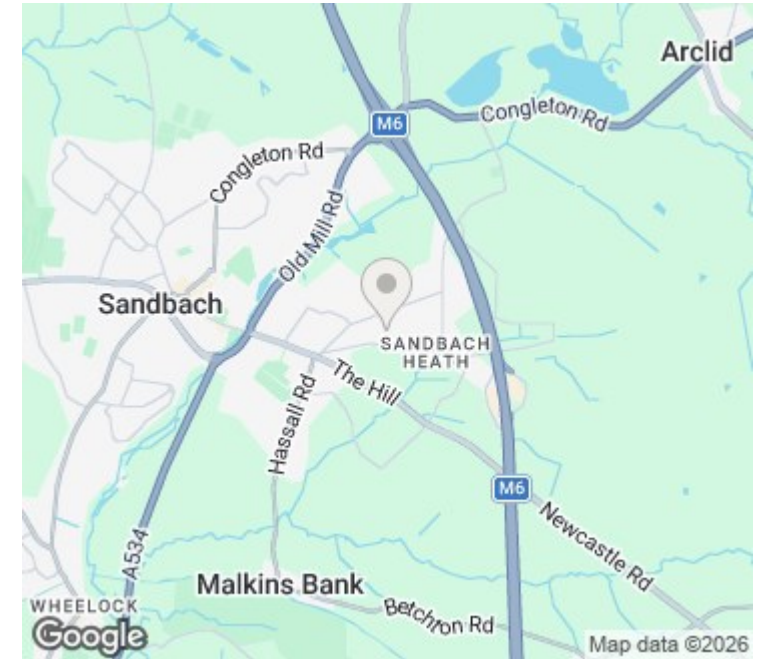
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

# Floorplans



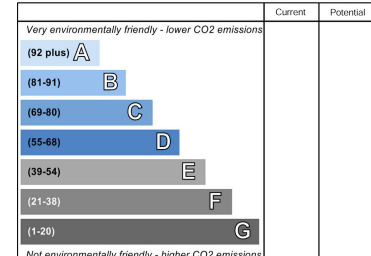
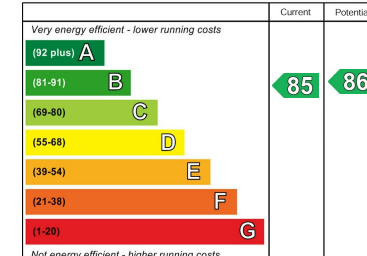
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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# Area Map



# EPC Rating

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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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