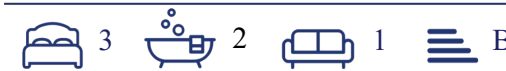




STEPHENSON BROWNE

## Samuel Twemlow Avenue Winterley, Sandbach

CW11 4TY



Asking Price £350,000

## DESCRIPTION

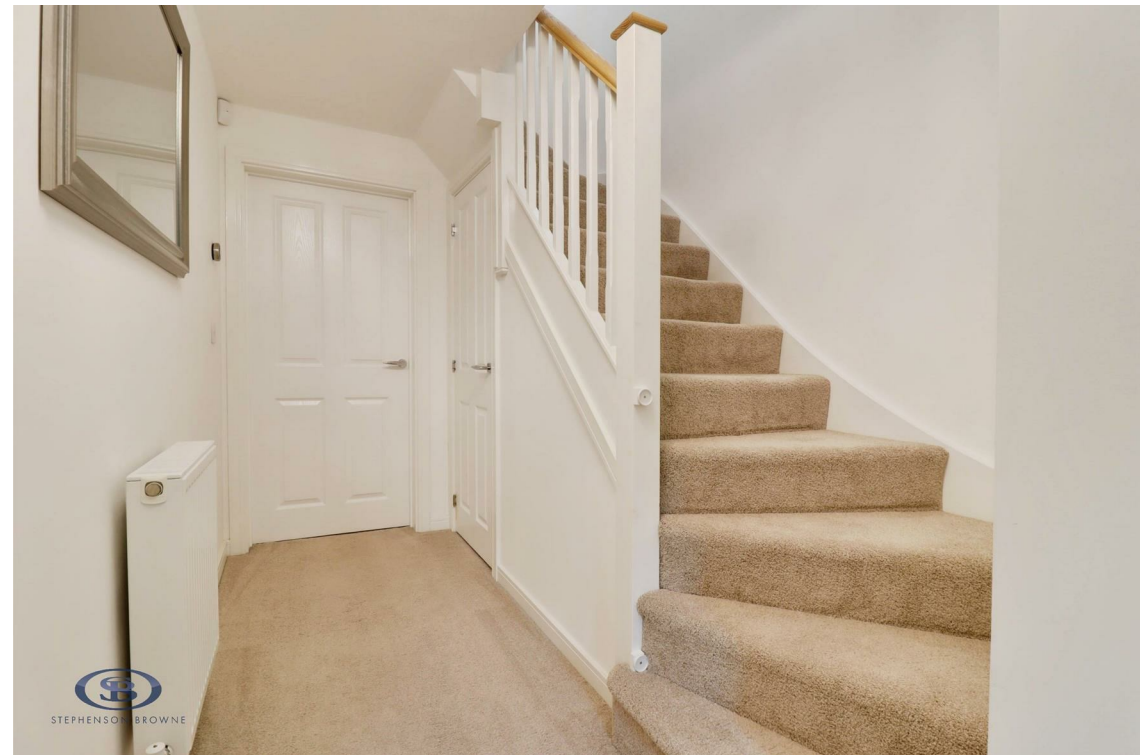
Built by Bellway Homes to their highly regarded Weston design, this beautifully presented family home occupies a prime position on the sought-after Water's Edge development. Situated close to Winterley Pool and surrounded by the picturesque South Cheshire countryside, the development combines a peaceful village setting with excellent everyday convenience.

Immaculately maintained and thoughtfully enhanced by the current owners, the property offers stylish, move-in-ready accommodation throughout. The welcoming entrance hall sets the tone, while the elegant bay-fronted lounge provides the perfect space to relax and unwind.

To the rear, the heart of the home is undoubtedly the impressive open-plan kitchen/dining room, fitted with a range of integrated appliances and complemented by contemporary tiled flooring. French doors flood the space with natural light and open directly onto the rear garden, creating an ideal setting for modern family living and entertaining. A beautifully presented cloakroom/WC and useful understairs storage complete the ground floor.

Upstairs, the property boasts three genuinely spacious double bedrooms, a rarity among many modern homes. The generous principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the home continues to impress with landscaped front and rear gardens, alongside a desirable south-easterly facing rear aspect. A detached garage and tandem driveway provide ample off-road parking for several vehicles.



Offering spacious accommodation, quality upgrades and a superb village location, this is a home that ticks all the boxes for modern family living.



# ROOM DESCRIPTIONS

## Entrance Hall

16'8" x 6'11"

## Living Room

18'0" x 10'10"

## Kitchen Diner

18'0" x 10'9"

## WC

6'3" x 3'0"

## Bedroom One

12'1" x 9'1"

## Ensuite

6'3" x 5'8"

## Bedroom Two

11'6" x 9'1"

## Bedroom Three

11'2" x 8'7"

## Bathroom

6'8" x 6'3"

## Garage

18'4" x 8'6"

## 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.



# Floorplans



# Area Map



# EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Viewing

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

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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