



19 FIELDS DRIVE, SANDBACH, CW11 1YB

ASKING PRICE £450,000



STEPHENSON BROWNE



This spacious detached family home on Fields Drive has been cherished by its current owner for an impressive 36 years. Now available for sale with no onward chain, this property offers a perfect blend of comfort and convenience, situated within walking distance of Sandbach Town Centre and esteemed schools, making it an ideal choice for families.

Upon entering, you are greeted by a welcoming hallway that has been recently decorated. The property boasts three spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home is complemented by a large and well-appointed kitchen.

With four generously sized double bedrooms, including a principal bedroom with ensuite shower room, this home ensures that everyone has their own private space. The family bathroom and a convenient downstairs WC add to the practicality of the layout. Bespoke fitted wardrobes and clever storage solutions throughout the property enhance the living experience, ensuring that every inch is utilised effectively.

Outside, the property features a private and enclosed rear garden, perfect for outdoor activities and family gatherings. The driveway parking and double garage provide ample space for vehicles and additional storage.

This delightful home is not just a property; it is a place where memories have been made and cherished. With its prime location, spacious interiors, and thoughtful design, it presents a wonderful opportunity for the next owner to create their own lasting memories. Do not miss the chance to view this exceptional family home in Sandbach.





**Porch**

6'5" x 3'11"

**Hall**

10'2" x 9'4"

Recently redecorated and wallpapered.

**Living Room**

20'1" x 13'1"

Gas fire. Tilt and open patio door.

**Dining Room**

13'10" x 10'4"

**Kitchen**

13'1" x 12'5"

Installed ten years ago. Integrated washing machine, dishwasher, fridge and freezer. Electric hob with extractor. Electric oven and built-in microwave.

**Study / Bedroom**

12'5" x 6'4"

**WC**

7'1" x 3'1"

**Garage**

16'9" x 15'6"

Worcester boiler approx. one year old.  
Electric up and over door.

**Landing**

17'10" x 9'4"

Airing cupboard. Recently redecorated and wallpapered.

**Bedroom One**

20'3" x 11'10"

Fitted wardrobes.

**Ensuite**

8'2" x 6'2"

**Bedroom Two**

13'11" x 10'4"





**Bedroom Three**

13'3" x 10'4"  
Bespoke fitted wardrobes, installed three years ago.

**Bedroom Four**

9'3" x 9'3"

**Bathroom**

8'10" x 8'2"

**General Notes**

The insulated loft is boarded and has a fitted loft ladder.  
Flat roof replaced in 2018.

**AML Disclosure - Sandbach**

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.



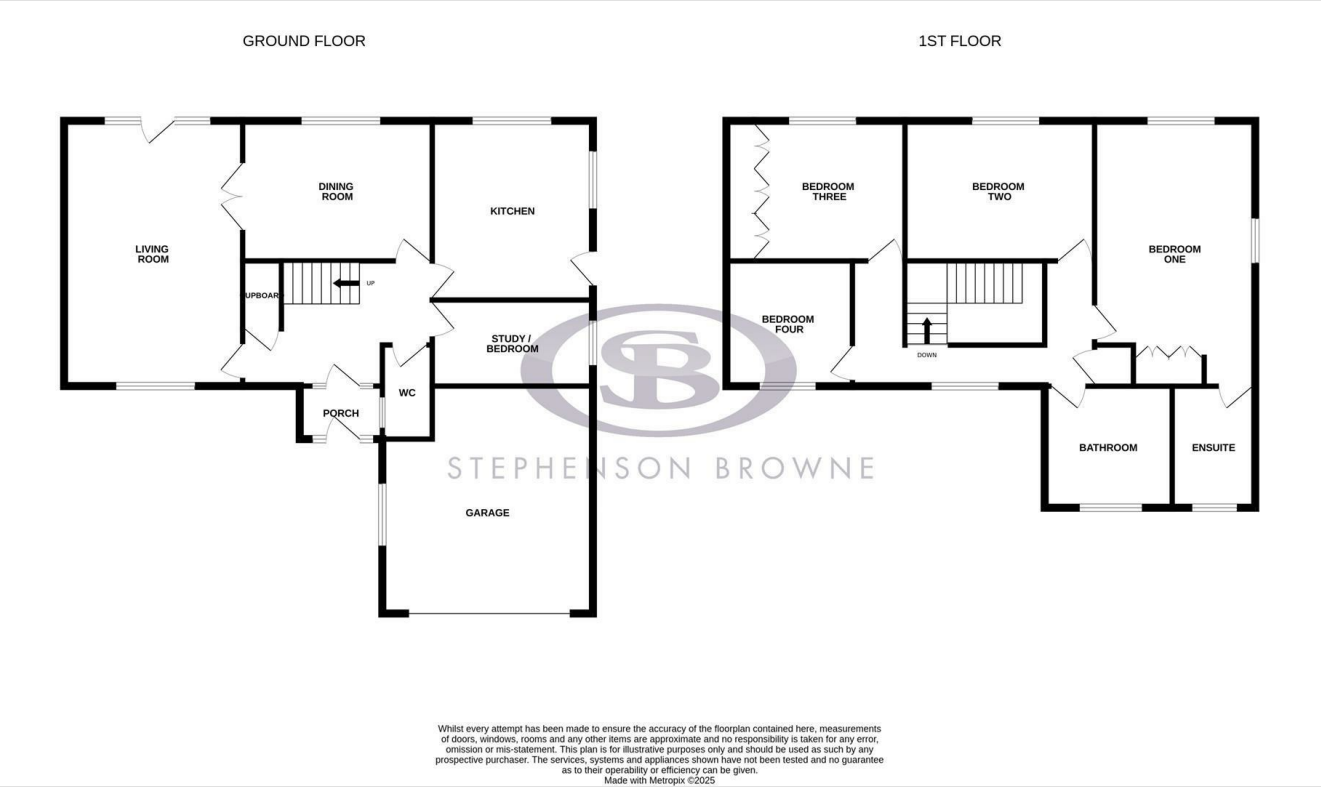








Floor Plan



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 <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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