



40 HEATH ROAD, SANDBACH, CW11 2JU

ASKING PRICE £565,000



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 bifold 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"

shutterssss

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.



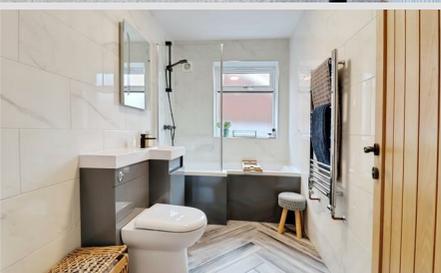
AML Disclosure

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.

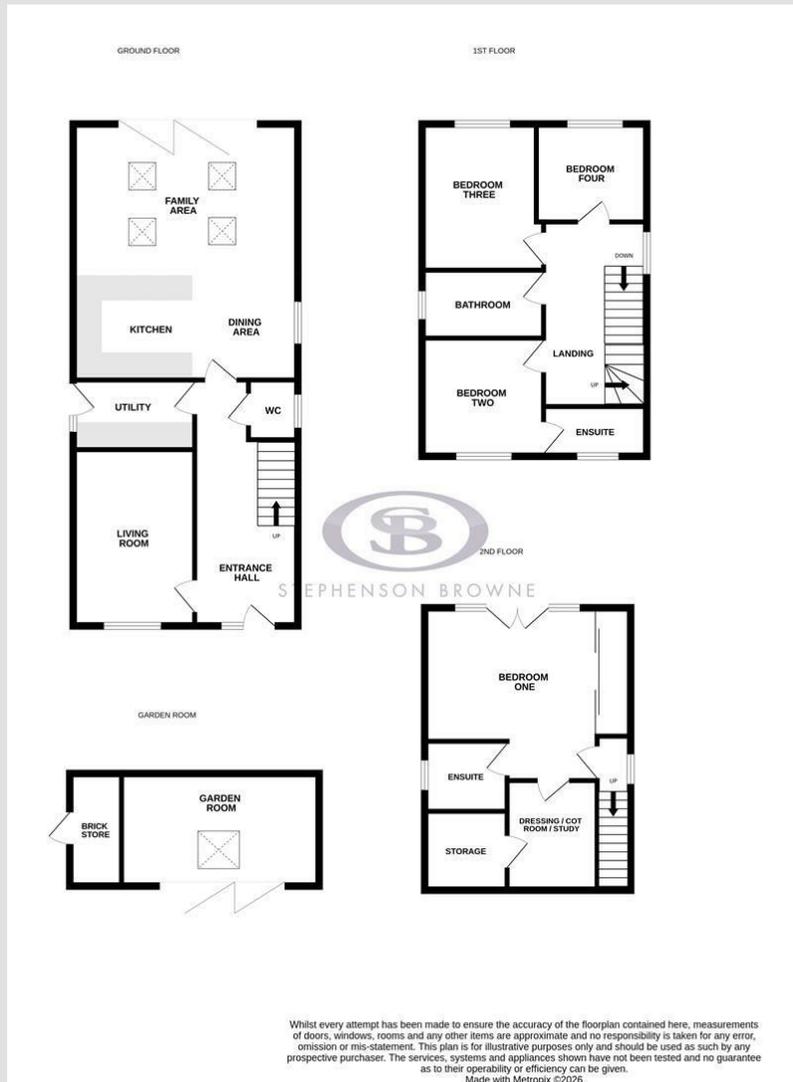
Why Choose SB Sandbach To Sell Your Property?

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.





Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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 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

38 High Street, Sandbach, CW11 1AN
 T: 01270 763200
 E: sandbach@stephensonbrowne.co.uk
 W: www.stephensonbrowne.co.uk

