

# chris hamriding

lettings & estate agents



## 38 Sunnymill Drive, Sandbach, CW11 4NB

### Offers In The Region Of £400,000

Take a moment to view our signature, guided tour of this impressively spacious family home!

Conveniently positioned within walking distance to the towns excellent schooling that Sandbach has to offer and Sandbach Town Centre itself, this wonderful family home is vast with its proportions and enjoys well-planned accommodation which is incredibly deceptive and in excellent decorative order.

Accompanying the home are a number of features to note, some of which include: a practical and light entrance hall plus downstairs cloakroom with hardwearing floor, a feature fireplace and bay window to the lounge which flows effortlessly to the dining area with it's French doors. The kitchen has been overhauled with stylish shaker units a wealth of integrated appliances and stunning working surfaces. Upstairs, the home continues to impress with four great double bedrooms for any growing family, a luxury en-suite to the master bedroom and a refitted family bathroom with designer four piece suite, quality tiling and premium sanitary fixtures.

Externally, the home enjoys a favourable corner position within the development with a roller door providing secure access to the rear garden and a detached garage which has been cleverly partitioned to offer storage to the front and a home office to the rear, a valuable asset for those working from home. The rear garden is fully enclosed with high-wall boundaries, a variety of outdoor seating areas and a manicured, shaped lawn with

## Accommodation

Entrance Hall 17'8" x 12'10" (5.386 x 3.937)

(To extremes)

Cloakroom 4'9" x 4'0" (1.464 x 1.223)

Kitchen 11'10" x 10'5" (3.631 x 3.180)

Lounge Area 19'6" x 13'3" (5.946 x 4.058)

Dining Area 11'7"x 9'3" (3.544x 2.833)

First Floor Landing 16'9" x 5'11" (5.125 x 1.806)

Bedroom One 13'4" x 12'8" (4.066 x 3.865)

En-suite 8'1" x 7'2" (2.480 x 2.204)

Bedroom Two 13'6" x 12'10" (4.120 x 3.916)

Bedroom Three 12'8" x 7'2" (3.871 x 2.209)

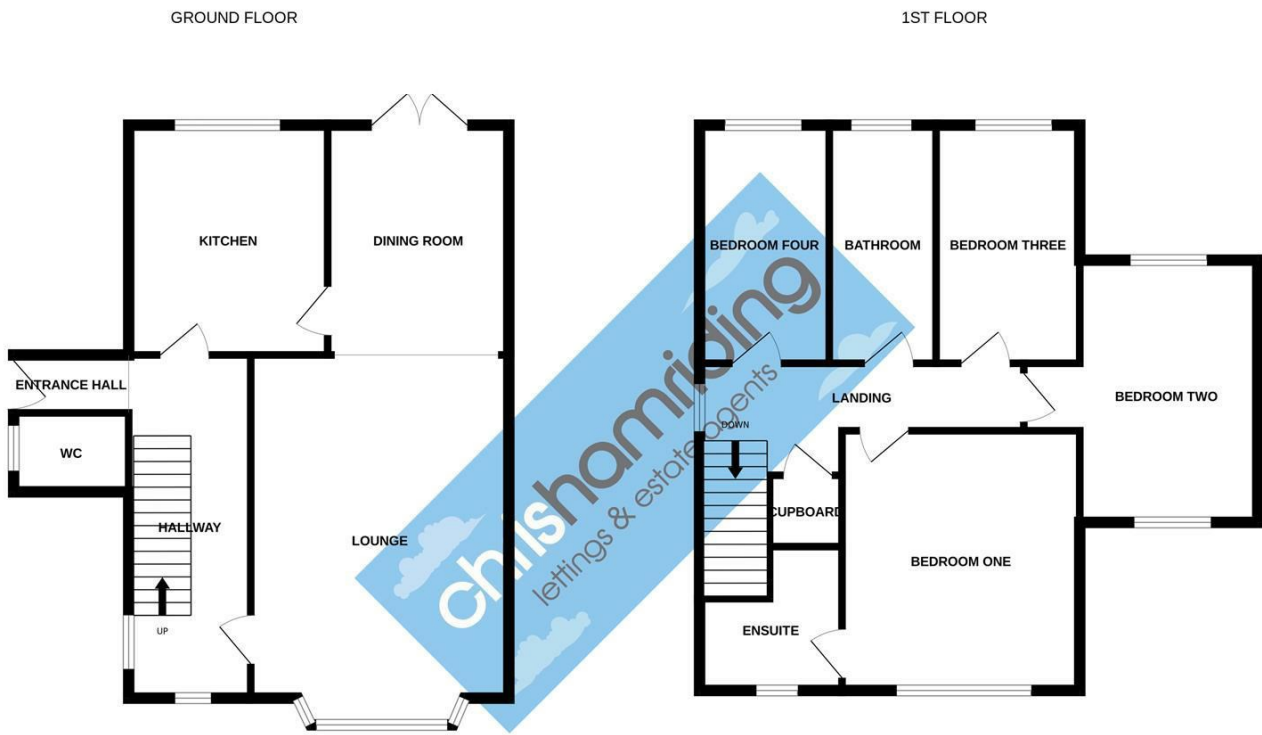
Bedroom Four 12'8" x 6'8" (3.863 x 2.055)

Family Bathroom 12'7" x 5'6" (3.845 x 1.688)

Garage/Store 8'4" x 8'0" (2.560 x 2.462)

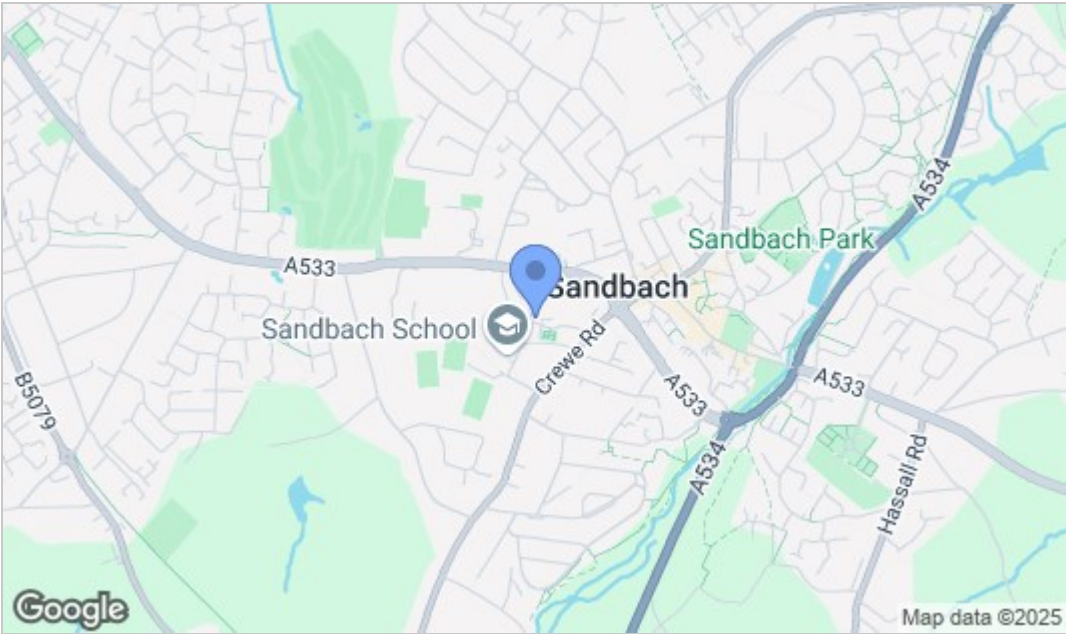
Home Office 8'1" x 7'11" (2.474 x 2.423)

Floor Plan

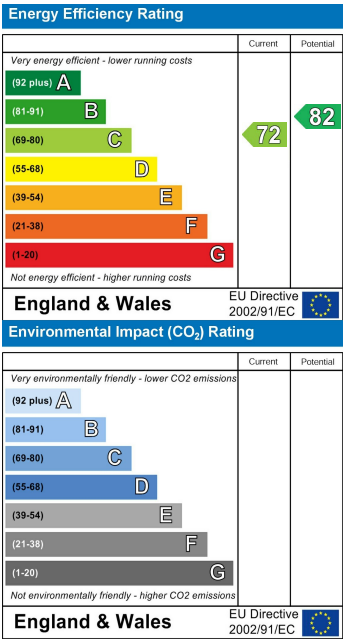


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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