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lettings & estate agents



7 Scholars Place, Sandbach, CW11 2AL

Offers In The Region Of £495,000

Take a moment to view our guided & aerial tour to be fully informed of this gorgeous home and it's wealth of attributes!

Situated on the periphery of an exclusive, modern development and backing onto open fields, this stunning four bedroom detached house with detached double garaging is the perfect family home! Having easy access to Sandbach town centre and also local well-regarded schooling for both Primary and secondary students.

St Johns Gardens is a young, select development originally constructed back in 2018 and provides a rare experience for home buyers who are looking for a modern lifestyle whilst still enjoying the feel of an established, family friendly location, without being part of a larger estate!

Known as 'The Eaton', this well-planned family home consists of a welcoming entrance hall with glazed feature balustrade and oak internal doors, a useful home office at the front and a sizeable lounge to the rear with French doors plus a handy downstairs cloakroom. The contemporary and social open-plan dining kitchen is a great place for anyone who loves to host and it's functional too, with a range of integrated AEG appliances, stylish units and working surfaces. In addition there is a complementing, separate utility room.

Upstairs, the spacious theme continues, with four well proportioned bedrooms, the master bedroom having en-suite shower facilities and the further three double rooms which are serviced by a super-stylish family

Accommodation

Entrance Hall 14'4" x 9'11" (4.394 x 3.029)

Cloakroom 6'0" x 3'6" (1.840 x 1.082)

Lounge 16'5" x 10'10" (5.010 x 3.321)

Kitchen/Diner 22'8" x 9'8" (6.914 x 2.966)

Utility 6'0" x 5'9" (1.843 x 1.772)

Study 7'3" x 7'1" (2.212 x 2.178)

First Floor Landing 10'0" x 9'9" (3.071 x 2.972)

Bedroom One 13'1" x 11'1" (4.013 x 3.396)

En-suite 7'5" x 6'11" (2.279 x 2.113)

Bedroom Two 11'10" x 9'5" (3.612 x 2.883)

Bedroom Three 10'6" x 8'9" (3.221 x 2.669)

Bedroom Four 9'9" x 7'7" (2.994 x 2.336)

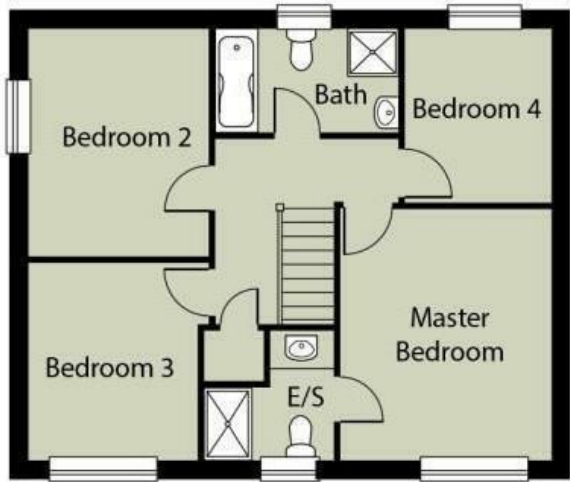
Family Bathroom 9'10" x 6'0" (3.004 x 1.844)

Detached Double Garage 20'1" x 20'0" (6.146 x 6.103)

Floor Plan

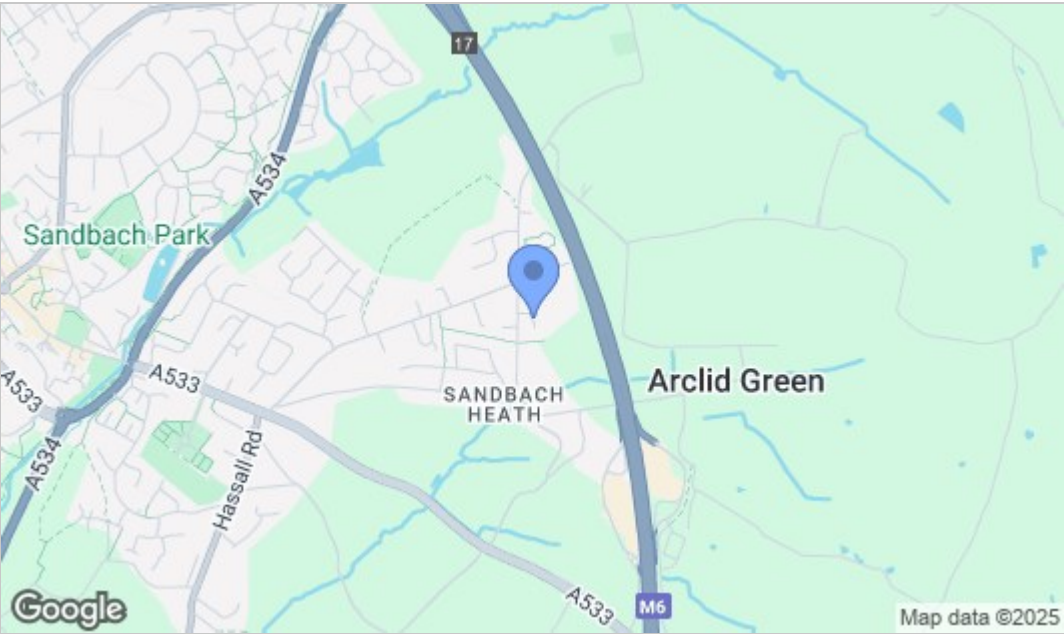


GROUND FLOOR

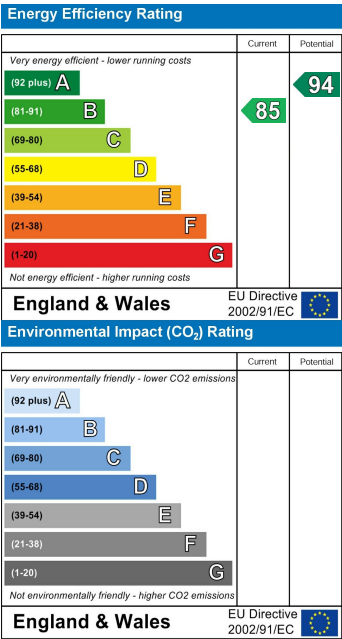


UPPER FLOOR

Area Map



Energy Efficiency Graph



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