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lettings & estate agents



1 Monarch Place, Sandbach, CW11 4AH

Offers In The Region Of £269,950

Take a moment view out guided signature tour of this beautiful home!

Constructed by Barrett homes to their 'Berwick' design on the increasingly popular 'J One Seven' development, this particular home enjoys a pleasant position within the estate, having some beautiful woodland walks and open spaces on your doorstep, not to mention the children's play area down the road! The home finds itself just a short walk into the centre of Sandbach too, along with its array of handy day-to-day amenities for both shopping and leisure needs, in addition to the excellent local schooling for both primary and secondary students!

Accompanying the home are a number of features worth of mention, some of which include: energy efficient double glazing and gas central heating, a spacious lounge/diner complete with a handy storage cupboard and French glazing leading to the rear elevation. The breakfast kitchen is both stylish and functional, with it's arrangement of integrated appliances and modern high-gloss units. There is also a downstairs cloakroom and further invaluable storage off the entrance hall.

To the first floor, there are three well-balanced bedrooms, two of which are generous double rooms and en-suite shower facilities to the master. The decor is very 'on-trend' throughout the home and you can move straight in, without lifting a finger! The family bathroom is in excellent order too, with it's pleasant tiling and white sanitary ware.

Accommodation

Entrance Hall 12'10" x 6'7" (3.923 x 2.014)

Cloakroom 4'11" x 3'3" (1.517 x 0.995)

Breakfast Kitchen 12'1" x 8'0" (3.690 x 2.450)

Lounge 14'11" x 14'6" (4.555 x 4.425)

First Floor Landing 12'3" x 6'2" (3.750 x 1.899)

Bedroom One 13'7" x 8'4" (4.162 x 2.561)

En-suite 8'4" x 4'4" (2.559 x 1.338)

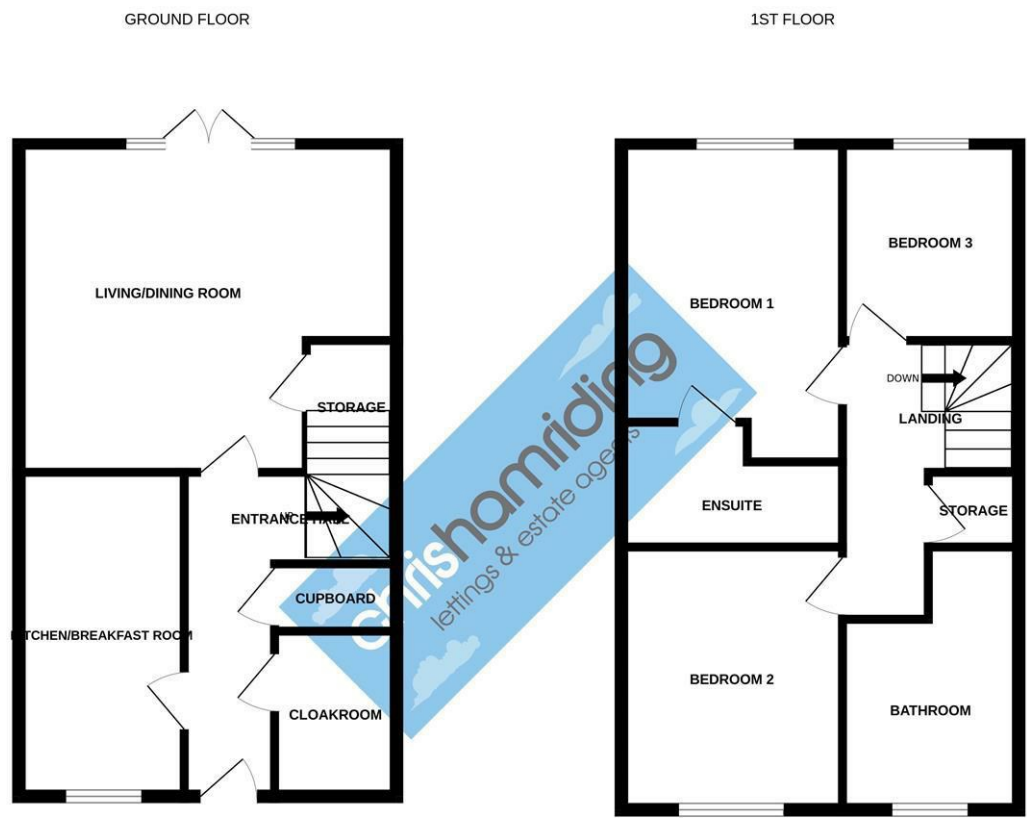
(Including shower enclosure)

Bedroom Two 10'10" x 8'5" (3.327 x 2.569)

Bedroom Three 8'9" x 6'2" (2.670 x 1.903)

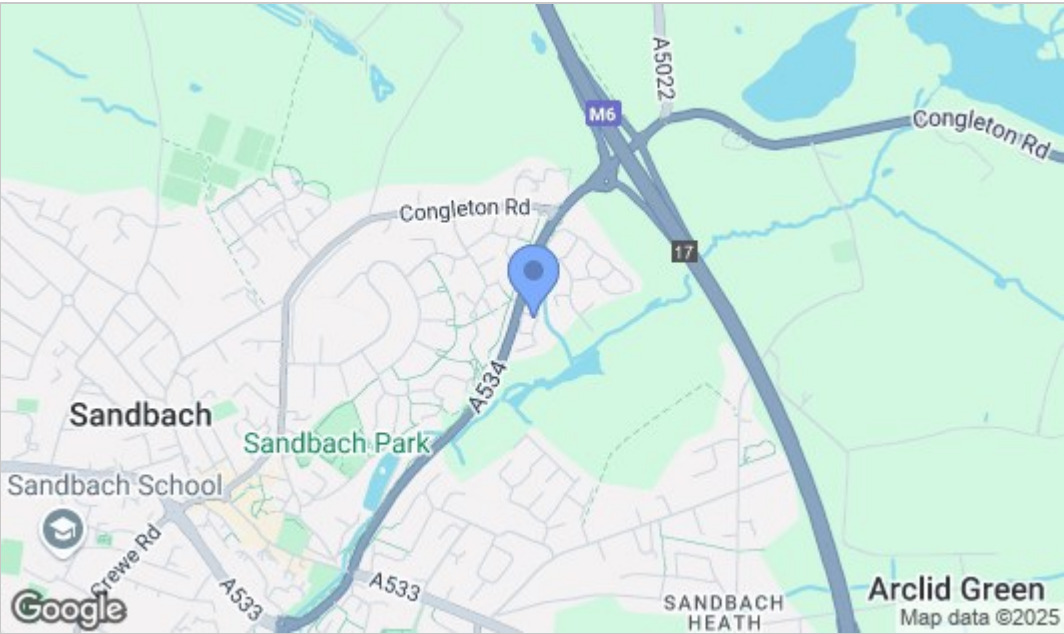
Family Bathroom 7'11" x 6'2" (2.421 x 1.904)

Floor Plan

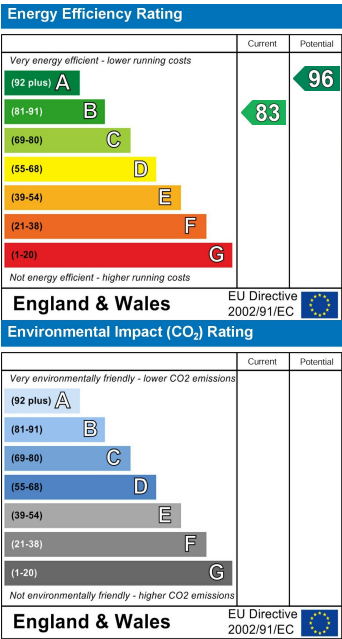


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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