

chris hamriding

lettings & estate agents



1 Bramble Drive, Sandbach, CW11 3TY

£430,000

****£200 Love2Shop vouchers on completion in addition to developer incentives!** Watch our fully guided, signature tour too!**

Constructed by Latimer Homes, part of the Clarion Housing Group, this executive four bedroom detached home has been built to 'The Bramhall' design on Broadmeadow Park. As a newly built detached property, it boasts a contemporary design that is sure to impress!

The Bramhall has been sympathetically designed, packed with high quality fixtures and features, some of which include: energy efficient double glazing and gas central heating, French doors from the lounge, four spacious bedrooms, ensuite facilities to the master and useful storage off the landing.

The front of the home features a breakfast kitchen with a range of quality appliances and working surfaces, there is also an additional utility keeping the kitchen area quiet and clean, plus a handy downstairs cloakroom.

The property comprises four well-appointed bedrooms to the first floor, ensuring plenty of room for family and guests. The family bathroom has been tastefully designed, with 'Villeroy & Boch' sanitary suites and stylish tiling, catering to the needs of a modern family.

Completing this exceptional home is a detached garage at the foot of the garden, providing invaluable extra storage space with a block paved driveway in front. The rear garden is tiered and enclosed, offering several

Accommodation

Open-Plan Kitchen Diner 15'3" x 9'2" (4.66 x 2.80)

Living Room 22'8" x 12'11" (6.93 x 3.95)

Family Room/Study 15'8" x 9'2" (4.79 x 2.80)

Utility Room

Cloakroom

First Floor Landing

Bedroom One 16'8" x 11'0" (5.09 x 3.37)

En-suite

Bedroom Two 13'0" x 11'4" (3.98 x 3.46)

Bedroom Three 11'10" x 9'8" (3.62 x 2.97)

Bedroom Four 12'7" x 8'0" (3.86 x 2.45)

Family Bathroom

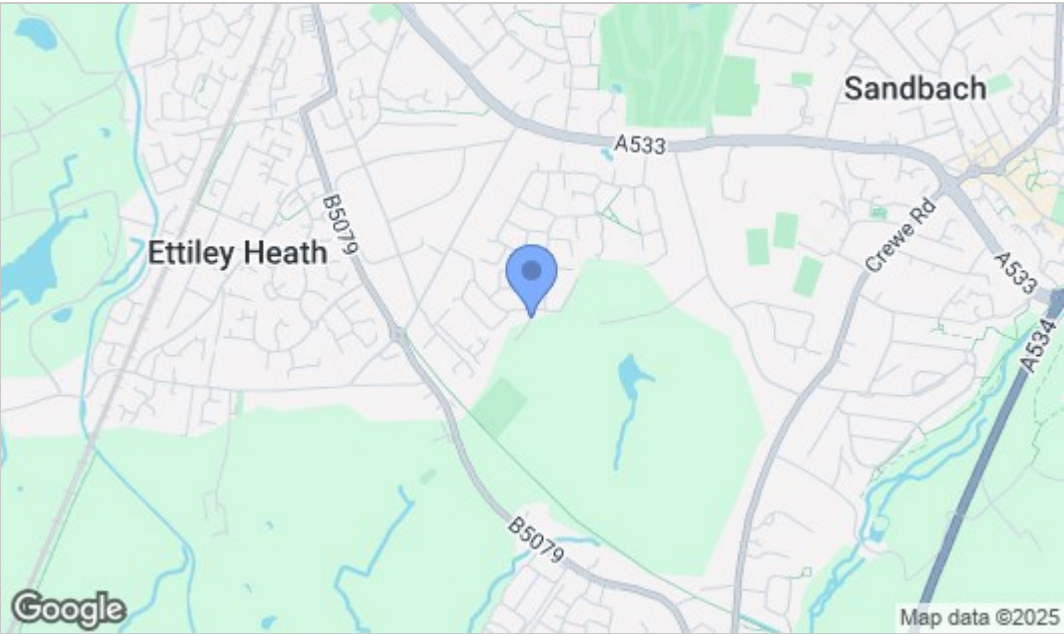
The Bramhall

4 bedroom house

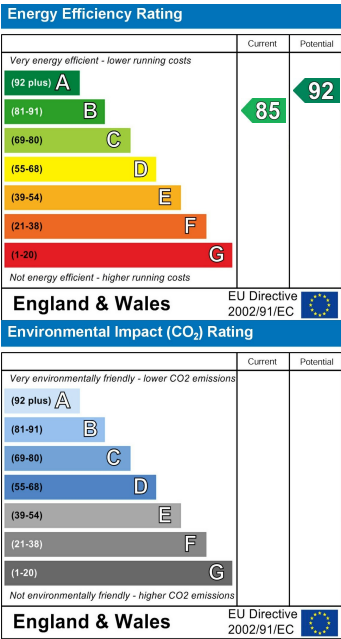


Kitchen/Dining	4.66m x 2.80m	16.1ft x 9.3ft
Living	6.93m x 3.95m	22.2ft x 13ft
Family	4.79m x 2.80m	15.7ft x 9.3ft
Bedroom 1	5.09m x 3.37m	16.6ft x 11ft
Bedroom 2	3.98m x 3.46m	13ft x 11.3ft
Bedroom 3	3.62m x 2.97m	11.8ft x 9.7ft
Bedroom 4	3.86m x 2.45m	12.6ft x 8ft

Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), 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 statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.