

# chris hamriding

lettings & estate agents



## 19 Mere Lake Way, Sandbach, CW11 3UA

**£434,000**

**\*\*£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 Arley' design on Broadmeadow Park. As a newly built detached property, it boasts a contemporary design that is sure to impress!

The Arley is exquisitely designed, packed with high quality fixtures and features, some of which include: energy efficient double glazing and gas central heating, French doors to the lounge/diner, a sizeable breakfast kitchen, four well-planned bedrooms with en-suite to the master and a fully plastered attached garage.

The heart of the home features a stylish breakfast kitchen with a range of integrated appliances, quality cabinetry and contemporary working surfaces.

Upstairs, the property comprises of four well-appointed bedrooms, ensuring plenty of room for family and guests. The master suite enjoys en-suite shower facilities offering convenience and privacy. The additional bathroom is tastefully designed, with 'Villeroy & Boch' sanitary ware catering to the remaining three double rooms and needs of a modern family.

**Accommodation**

**Entrance Hall**

**Living Room 22'2" x 13'0" (6.77 x 3.98)**

**Open-Plan Kitchen/Diner 20'5" x 9'4" (6.23 x 2.86)**

**WC**

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

**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)**

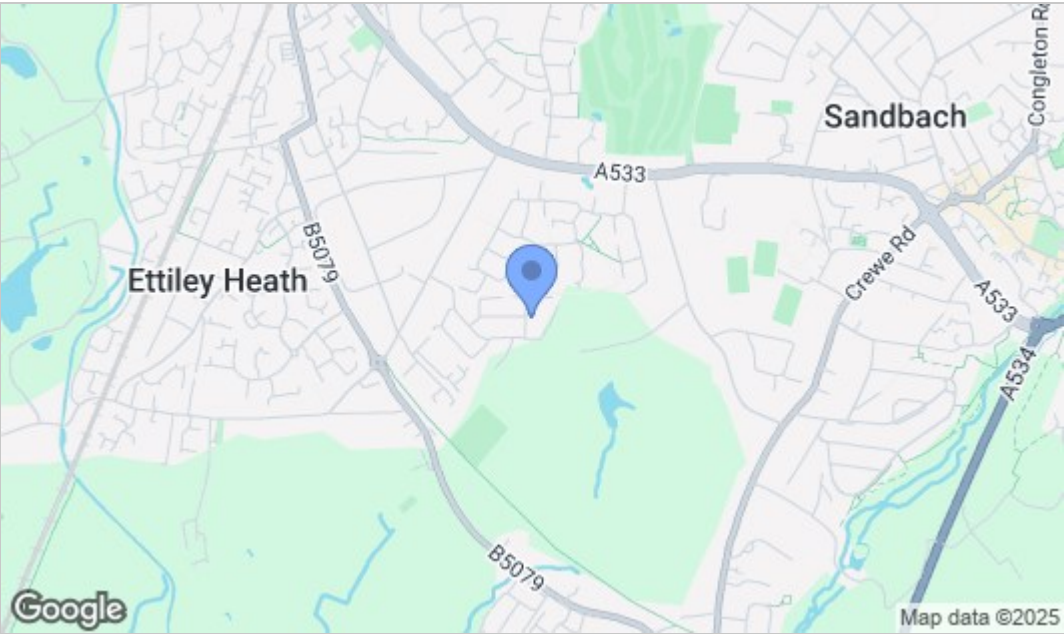
**Family Bathroom**

**Integral Garage/Utility**

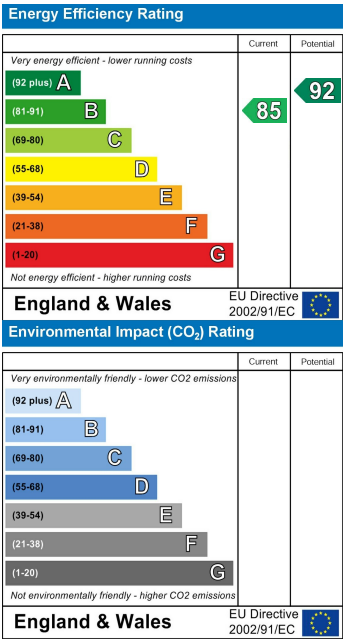
Floor Plan



Area Map



Energy Efficiency Graph



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