



## 7 Monarch Place, Sandbach, CW11 4AH

### Price Guide £285,000

Take a moment to view our aerial, guided tour of this fantastic home which is located close to Sandbach Town Centre!

Positioned on the fringe of the 'J-One-Seven' development constructed by Barratt Homes to their 'Oakham' design, this modern semi-detached house built in 2018, offers a perfect blend of contemporary living and convenience. With four bedrooms to the first floor and open-plan living to the ground floor, this property is ideal for families or young professionals wishing to upsize!

As you enter, you are welcomed into a bright reception hall that leads seamlessly into an open-plan living/dining area at the rear of the home. This modern layout is complemented by refitted luxury vinyl tile herringbone flooring which suits the space so well in addition to the French doors and window overlooking the adjacent rear garden. The kitchen is stylish and practical, with shaker style units, wooden style working surfaces and a whole host of integrated appliances! Completing the ground floor is a handy downstairs cloakroom.

Upstairs, there are 2 double and 2 single bedrooms (4 bed in all), master with en-suite shower room in addition to the family bathroom. The single bedrooms rooms offer versatility as a bedroom, dressing room or perfect home office!

**Accommodation**

**Entrance Hall**

**Cloakroom**

**Kitchen 13'7" x 7'10" (4.162 x 2.397)**

**Open-Plan Living/Dining Room 18'5" x 13'7"  
(5.633 x 4.161)**

**First Floor Landing**

**Bedroom One 10'7" x 8'3" (3.232 x 2.515)**

**En-suite 8'3" x 4'5" (2.54 x 1.353)**

**Bedroom Two 11'11" x 8'3" (3.634 x 2.524)**

**Bedroom Three 10'5" x 6'6" (3.18 x 2.003)**

**Bedroom Four 9'10" x 6'6" (3.016 x 2.003)**

**Family Bathroom 8'4" x 5'7" (2.552 x 1.724)**

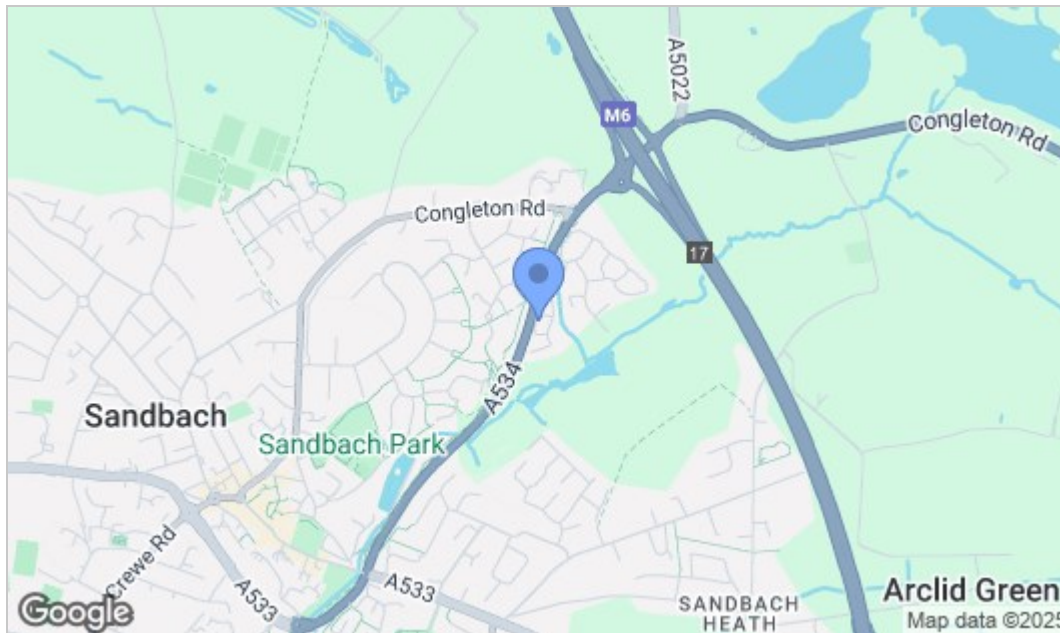


# Floor Plan

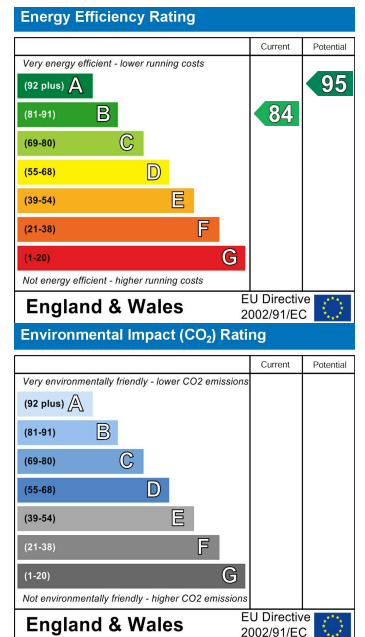


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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