

# chris hamriding

lettings & estate agents



## 1 Mallard Place, Sandbach, CW11 3AW

### Offers In The Region Of £379,950

Take a moment to admire this stunning freehold home & its picturesque surroundings on the ever-popular Canal Fields Estate!

Constructed in 2013 by reputable builders Bellway homes to their 'Keats' design, this impressive family home has seen significant investment from the current owner since new, both inside and out with beautiful internal décor and superb landscaped gardens! With generous reception areas, perfect for entertaining and a stunning glimpse of the canal from the open-plan kitchen-diner and two of the four bedrooms, this home offers an instant lifestyle from the moment you walk through the door!

Accompanying the home are a number of features worthy of mention, some of which include:- energy efficient double glazing and gas central heating, a 22' dual aspect lounge with French doors opening out onto the rear garden, a downstairs cloakroom off the entrance hall, a huge open-plan kitchen diner spanning the whole length of the home with a feature bay window and views of the adjacent canal, a contemporary fitted kitchen which is both stylish and functional with a range of integrated appliances plus a handy separate utility room.

Upstairs, the impeccable décor continues through the first floor, with built-in robes and en-suite shower facilities to the master suite, a comfortable second and third double room with further built-in robes and a well-balanced fourth room. The family bathroom serves the remaining three bedrooms perfectly with it's white sanitary suite.

## Accommodation

Entrance Hall 12'6" x 5'10" (3.83 x 1.79)

Lounge 22'8" x 11'3" (6.92 x 3.45)

Open Plan Living Dining/Kitchen 22'9" x 10'3"  
(6.95 x 3.13)

Utility Room 6'4" x 5'11" (1.95 x 1.82)

Cloakroom 5'9" x 3'2" (1.77 x 0.98)

First Floor Landing 9'11" x 8'2" (3.03 x 2.49)

Bedroom One 14'1" x 13'1" (4.31 x 4.01)

En-suite 8'10" x 6'7" (2.71 x 2.02)

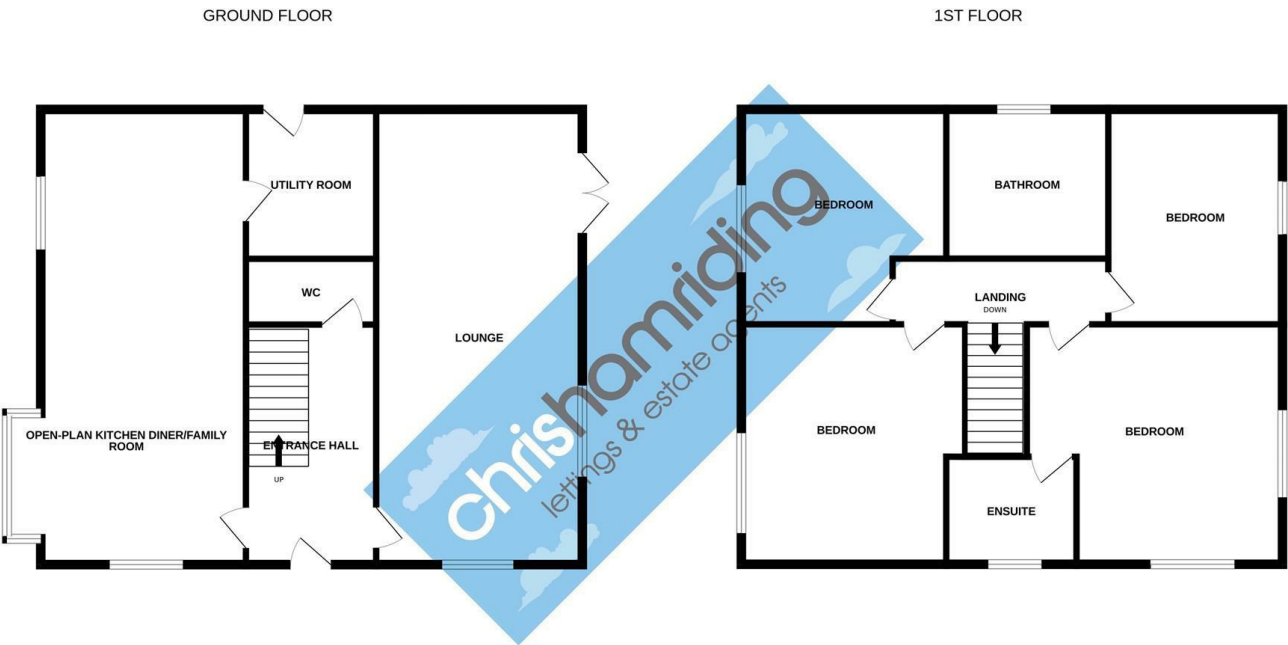
Bedroom Two 13'1" x 10'4" (4.01 x 3.17)

Bedroom Three 11'4" x 9'3" (3.47 x 2.84)

Bedroom Four 9'3" x 8'2" (2.84 x 2.49)

Family Bathroom 8'2" x 5'10" (2.49 x 1.79)

Floor Plan

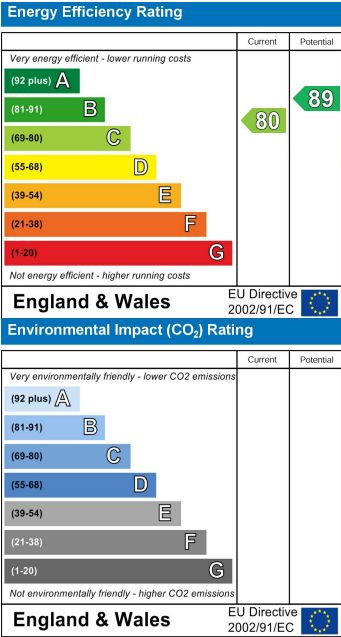


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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