WATCH THE VIDEO TOUR

36 Moss Lane, Sandbach, CW11 3JW

Offers In The Region Of £935,000

Take a moment to view our guided tour of this stunning home - 'The Prestbury' is a recently constructed family home offering over 3,300 sq. ft. of exceptional, light-filled accommodation which backs onto open fields in a desirable part of the town. Arranged over three floors, the property is presented to an excellent standard with exceptional quality fixtures and fitments throughout the home.

Accompanying the home are a wealth of features to note, some of which include:- flush casement windows, underfloor heating to the entire ground floor, a triple aspect lounge which spans the entire depth of the home with feature inglenook fireplace and wood burning stove plus French doors giving access to the rear garden terrace. The ground floor accommodation is completed by a neighbouring utility room, cloakroom and versatile study.

The open-plan living/kitchen dining room provides an extensive range of bespoke cabinetry, a large central island with Belfast style sink and 'Neff' integrated appliances. This wonderful room is filled with light from floor to ceiling glazed walls and sliding doors which open onto the rear garden, making this the ideal family and entertaining space!

The first floor landing gives access to a spacious master bedroom with dressing room, contemporary en-suite bathroom & Juliette balcony. Bedrooms two & three are good sized and have access to an amazing 'Jack& Jill' en-suite with designer freestanding bath, separate shower and twin wash hand basins. There is a further bedroom with its own en-suite shower.
On the second floor are two additional well balanced bedrooms, together with a generous family shower room.

Accommodation

Entrance Hall 10'3" x 7'11" (3.13 x 2.42)

Hallway 14'5" x 8'1" (4.40 x 2.48)

Cloakroom 7'10" x 3'4" (2.40 x 1.02)

Study 14'8" x 9'10" (4.49 x 3.02)

Sitting Room 30'7" x 14'7" (9.33 x 4.47)

Open-Plan Kitchen/Diner 24'5" x 23'4" (7.46 x 7.12)
(maximum)

Utility 9'9" x 5'8" (2.98 x 1.75)

First Floor Landing 20'4" x 8'1" (6.21 x 2.47)

Master Bedroom 14'8" x 11'7" (4.49 x 3.54)

Dressing Room 14'8" x 5'1" (4.48 x 1.57)

En-suite 8'4" x 8'1" (2.55 x 2.48)

Bedroom Two 14'9" x 11'7" (4.50 x 3.54)

Bedroom Three 14'2" x 8'4" (4.34 x 2.55)

En-suite 14'2" x 8'4" (4.34 x 2.55)

Bedroom Four 14'8" x 11'7" (4.49 x 3.54)

En-suite 14'8" x 4'11" (4.49 x 1.51)

Second Floor Landing 8'3" x 4'0" (2.522 x 1.23)
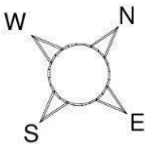
Bedroom Five 17'7" x 14'10" (5.37 x 4.53)

Bedroom Six 17'7" x 12'1" (5.37 x 3.69)

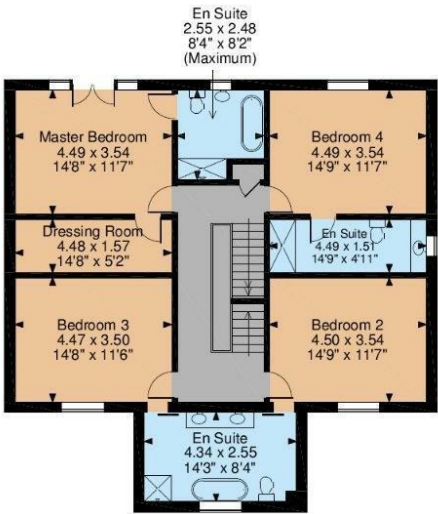**Bathroom 9'9" x 8'1" (2.99 x 2.48)**

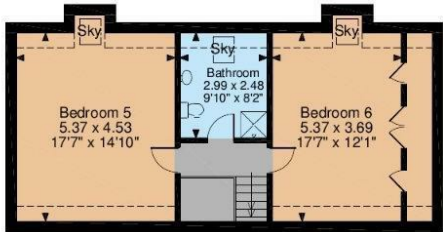**Detached Garage 18'11" x 9'2" (5.79 x 2.81)**

Floor Plan

The Prestbury, Elworth, Sandbach CW11 3JW
Main House internal area 3,310 sq ft (307 sq m)
Garage internal area 175 sq ft (16 sq m)
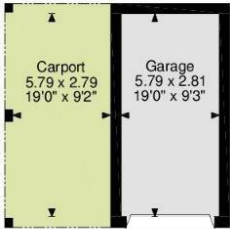Quoted Area Excludes 'Carports'

Ground Floor

Kitchen/
Dining Room
7.46 x 7.12
24'6" x 23'4"
(Maximum)

Sitting Room
F/P 9.33 x 4.47
30'7" x 14'8"

Hall
4.40 x 2.48
14'5" x 8'2"

Utility
2.98 x 1.75
9'9" x 5'9"

Study
4.49 x 3.02
14'9" x 9'11"
(Maximum)

3.13 x 2.42
10'3" x 7'11"

First Floor

En Suite
2.55 x 2.48
8'4" x 8'2"
(Maximum)

Master Bedroom
4.49 x 3.54
14'8" x 11'7"

Bedroom 4
4.49 x 3.54
14'9" x 11'7"

Dressing Room
4.48 x 1.57
14'8" x 5'2"

En Suite
4.49 x 1.5
14'9" x 4'11"

Bedroom 3
4.47 x 3.50
14'8" x 11'6"

Bedroom 2
4.50 x 3.54
14'9" x 11'7"

En Suite
4.34 x 2.55
14'3" x 8'4"

Second Floor

Sky

Bedroom 5
5.37 x 4.53
17'7" x 14'10"

Bathroom
2.99 x 2.48
9'10" x 8'2"

Bedroom 6
5.37 x 3.69
17'7" x 12'1"

Carport
5.79 x 2.79
19'0" x 9'2"

Garage
5.79 x 2.81
19'0" x 9'3"

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
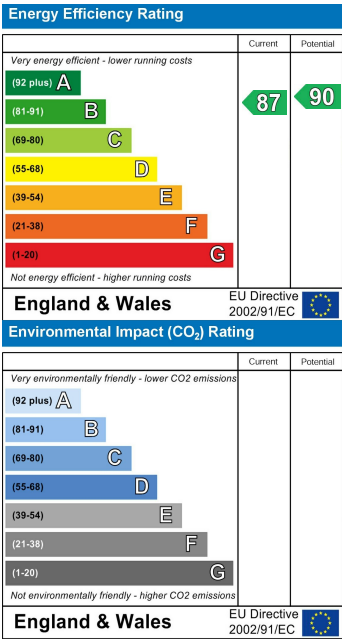The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	87	90

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC