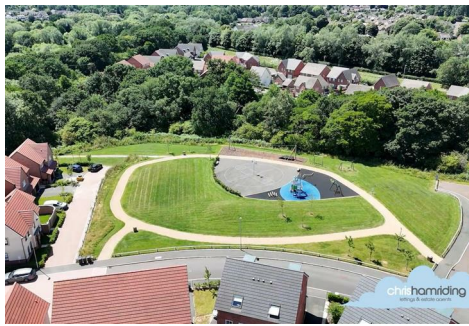


chris hamriding

lettings & estate agents



34 Meadow Brown Place, Sandbach, CW11 4AT

Offers In The Region Of £290,000

Take a few moments to witness everything this fantastic home has to offer by watching our signature video tour!

Here at Chris Hamriding we are pleased to bring to the market this fantastic three bedroom townhouse, constructed by Barratt Homes to their 'Padstow' Design on the increasingly popular 'J One Seven' development. The development is handily placed for Sandbach town centre along with its highly regarded schooling, transport links and day-to-day amenities.

The property still has a few years of NHBC warranty remaining and offers well-planned, deceptive accommodation arranged over three floors, with a fantastic master suite on the top floor with plenty of storage, separate dressing area and en-suite shower room.

Many notable features accompany the property including energy efficient gas central heating and double glazing throughout, wooden style flooring to the entrance hall and kitchen areas, a downstairs cloakroom with white suite, a contemporary style fitted kitchen incorporating a number of branded, integrated appliances and high-gloss units, a deep built-in under stair storage cupboard off the lounge area and a walk-in bay with French doors to the rear garden also from the lounge area. The principal suite on the top floor is spectacular with plenty of amenity space, in addition to the aforementioned dressing area, ample storage and en-suite shower facilities.

Accommodation

Entrance Hall 12'6" x 6'9" (3.83 x 2.07)

Cloakroom 7'4" x 2'11" (2.26 x 0.89)

Breakfast Kitchen 13'4" x 6'2" (4.07 x 1.88)

Lounge/Diner 18'9" x 13'3" (5.74 x 4.05)

First Floor Landing 8'11" x 7'5" (2.73 x 2.27)

Bedroom Two 13'3" x 9'6" (4.05 x 2.91)

Jack & Jill Bathroom 6'11" x 5'6" (2.12 x 1.68)

Bedroom Three 13'3" x 11'1" (4.061 x 3.39)

Second Floor Landing 9'3" x 4'0" (2.84 x 1.24)

Bedroom One 28'4" x 13'3" (8.65 x 4.04)

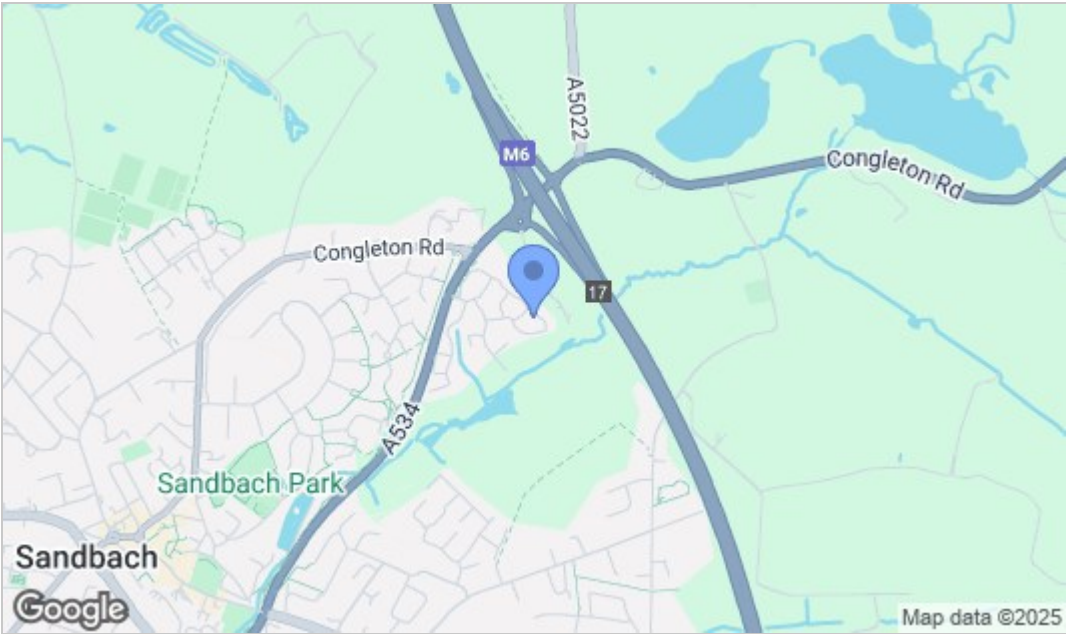
(maximum & including dressing area)

En-suite 8'9" x 4'9" (2.69 x 1.45)

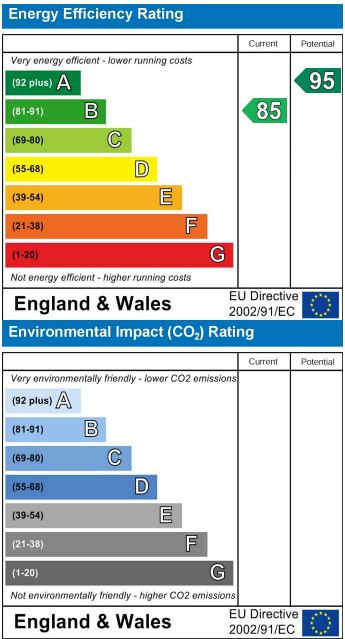
Floor Plan



Area Map



Energy Efficiency Graph



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