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13 Meadow Brown Place, Sandbach, CW11 4AT

Offers In The Region Of £290,000

Take a moment to view our signature guided tour of this exceptionally well-presented, 3/4 bedroom semi-detached home!

Positioned on the fringe of the 'J One Seven' estate constructed by Barratt Homes, 13 Meadow Brown Place is a superb proposition for one lucky buyer to purchase a 'turn key' home and be situated within walking distance to Sandbach Town Centre and it's many amenities.

Having flexible accommodation arranged over three floors, the property layout can be utilised in a variety of ways, depending on your needs. On the ground floor, there is a versatile reception room which makes a great home office or even a ground floor bedroom, across the entrance hall there is a handy storage cupboard and ground floor WC. Towards the rear of the home, there is the sociable open-plan living dining/kitchen, with it's modern kitchen units which are not only stylish, but incredibly well equipped! This is the way we all want to live these days and being at the rear of the home and having the walk-in bay window plus French doors to the rear, this whole space frames the rear garden beautifully!

The first floor, is home to the formal lounge with its dual aspect and again, versatility! The master suite is located on this floor which comfortably affords a double bed with space for wardrobing too. The en-suite complements the home with it's large shower & designer sanitary ware.

Finally, the second floor has a further stylish bathroom and two well-balanced double bedrooms.

Accommodation

Entrance Hall 14'6" x 4'3" (4.44 x 1.32)

Cloakroom 5'4" x 2'9" (1.64 x 0.85)

Study/Playroom 9'1" x 6'1" (2.79 x 1.86)

Open Plan Living Kitchen/Diner

Kitchen Area 12'10" x 10'0" (3.93 x 3.06)

Lounge/Dining Area 13'1" x 12'10" (3.99 x 3.92)
(into bay)

First Floor Landing 8'10" x 7'6" (2.70 x 2.30)

Lounge 12'10" x 9'8" (3.92 x 2.95)

Bedroom One 12'10" x 10'1" (3.92 x 3.08)

En-suite 7'0" x 5'0" (2.15 x 1.54)

Second Floor Landing 6'7" x 6'2" (2.03 x 1.89)

Bedroom Two 12'11" x 11'5" (3.94 x 3.48)

Bedroom Three 12'9" x 9'3" (3.90 x 2.84)

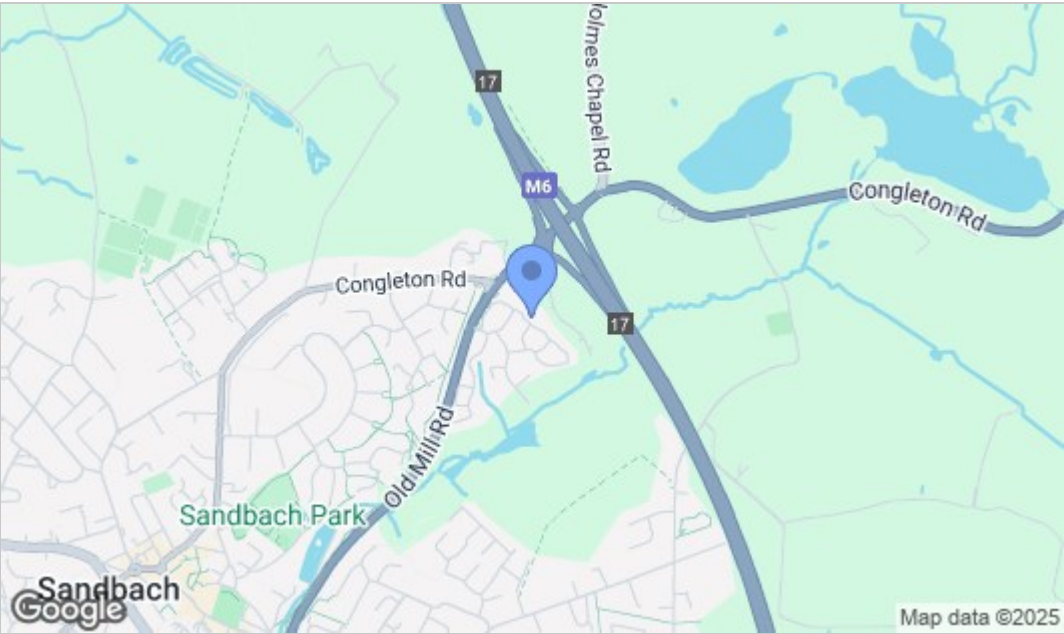
Bathroom 6'4" x 5'10" (1.94 x 1.78)

Floor Plan

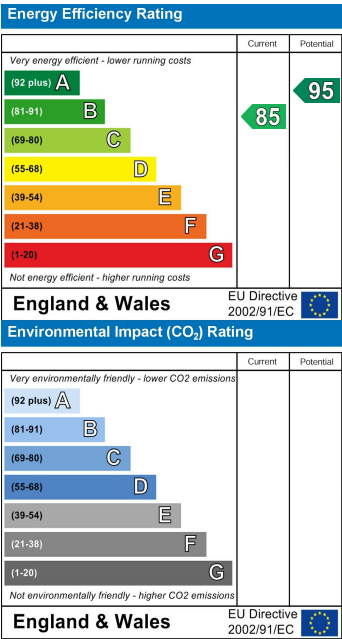


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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