



25 Moorland Road

CW11 3SG

Offers In The Region Of £485,000



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STEPHENSON BROWNE

This immaculately presented four bedroom FREEHOLD detached home benefits from spacious accommodation, stunning decor throughout and sits on a large plot.

Agents Remarks

Situated on arguably the most popular new development in Sandbach, this four bedroom detached house is designed with both practicality and style at its core. Originally built by Redrow homes, the spacious accommodation is ideal for families. The property is filled with all of the latest features that the modern family could need, while the contemporary, elegant interiors mean you can enjoy them in luxury.

Internally the accommodation is spacious and well planned and briefly comprises; Entrance Hall, Lounge, a spacious open plan Kitchen/Diner/Living Room with integrated appliances. The Cloakroom completes the ground floor accommodation. The first floor comprises a great sized Master Bedroom with an en suite shower room, three further double Bedrooms and a Family Bathroom.

Externally there is a large patio area and garden to the rear and at the front, plenty of off road parking and detached garage.

Call now to arrange a viewing!

Location

ACCOMMODATION

Entrance Hallway

Composite front door with frosted panel, UPVC double glazed frosted window to front elevation, radiator, ceiling light point, smoke alarm, wood effect Porcelanosa tiles.

Cloakroom

5'8" x 4'1" (1.747 x 1.270)

Low level WC, wall hung wash hand basin with mixer tap, radiator, ceiling light point, UPVC double glazed frosted window to front elevation.

Lounge

11'9" x 16'6" (3.598 x 5.042)

UPVC double glazed window to front elevation with wooden plantation shutters, ceiling light point, tv point, radiator, decorative wooden paneling.

Kitchen/ Diner/ Living Room

25'3" x 13'0" (7.697 x 3.967)

Good range of cream shaker style wall and base units with contrasting work surface over, integrated double oven, integrated fridge freezer, four ring induction hob with extractor fan over, integrated dishwasher, inset 1.5 bowl stainless steel sink unit with mixer tap and drainer, UPVC double glazed windows and sliding doors to rear elevation, wood effect Antico tiled flooring throughout, spotlighting, column style radiator, tv point, radiator, under stairs storage cupboard.

Utility

6'7" x 5'9" (2.018 x 1.762)

Shaker wall and base units continued, inset stainless steel sink with mixer tap and drainer, space and plumbing for washing machine and tumble dryer, UPVC double glazed door with frosted panel leading out to the side elevation, spotlighting, extractor fan, cupboard housing gas boiler, wood effect Antico flooring continued.

FIRST FLOOR

Garage

Up and over door, power and lighting.





Landing

Ceiling light point, smoke alarm, access to loft space, radiator, doors to all rooms.

Bedroom One

14'1" x 11'10" (4.300 x 3.607)

Ceiling light point, UPVC double glazed window to front elevation, radiator, fitted wardrobes with mirrored doors.

En Suite

4'0" x 8'4" (1.230 x 2.561)

Low level WC, wall hung wash hand basin with mixer tap, fully tiled shower enclosure with with sliding doors and mixer shower over, shaver point, chrome ladder style radiator, spotlighting, extractor fan, frosted UPVC double glazed window to side elevation, partly tiled walls and tiled flooring.

Bedroom Two

13'0" x 9'2" (3.973 x 2.817)

UPVC double glazed window to front elevation, radiator, ceiling light point, fitted wardrobes.

Bedroom Three

11'0" x 9'8" (3.369 x 2.955)

UPVC double glazed window to rear elevation, radiator, ceiling light point, tv point.

Bedroom Four

7'6" x 9'1" (2.296 x 2.777)

UPVC double glazed window to rear elevation, radiator, ceiling light point.



Bathroom

10'11" x 5'11" (3.342 x 1.816)

Low level WC, wall hung wash hand basin with mixer tap, panel bath with mixer shower over, partly tiled walls, tiled flooring, chrome ladder style radiator, UPVC double glazed frosted window to side elevation, spotlighting, extractor fan, storage cupboard housing hot water tank.

OUTSIDE

FRONT

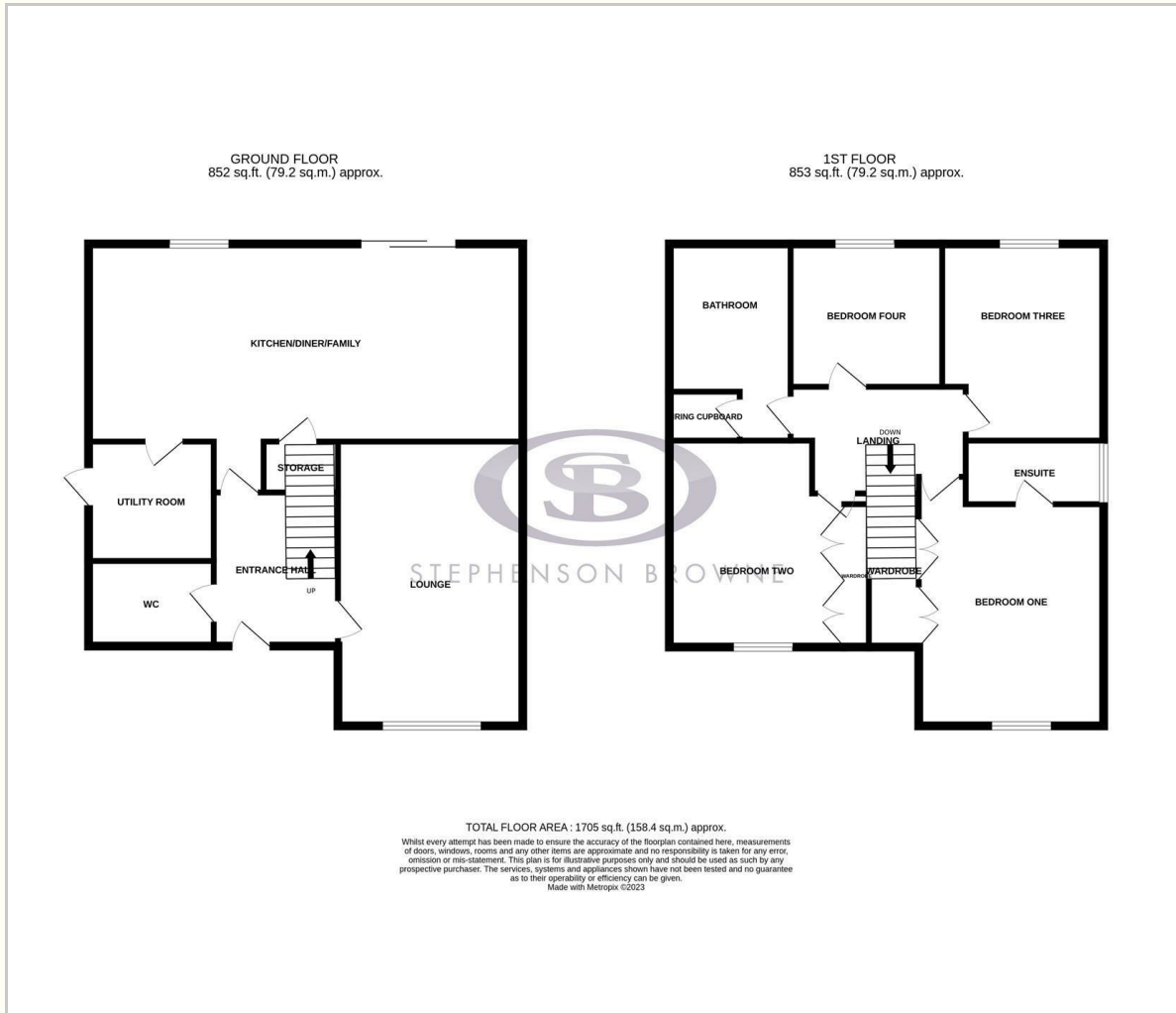
Tarmac driveway, laid to lawn area with hedge boundaries.

REAR

Travertine tiles, gravel area, laid to lawn, raised flower beds, fence boundaries, gate to the front of property.



Floor Plan



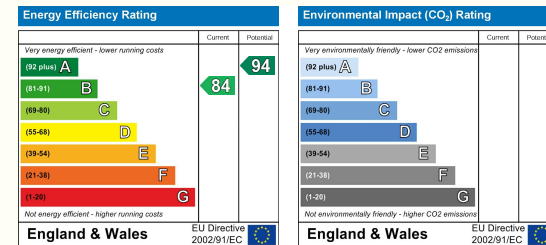
Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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