

37 MOORLAND ROAD, SANDBACH, CW11 3SG

OFFERS OVER £530,000



This impressive executive detached family home on Moorland Road in Sandbach offers a perfect blend of modern living and convenience. With four spacious double bedrooms, including a well-appointed ensuite, this property is ideal for families seeking comfort and style.

The heart of the home is a contemporary kitchen diner, designed for both functionality and social gatherings, complemented by a separate utility room for added convenience. The property boasts two versatile reception rooms, providing further space for relaxation or entertaining guests.

Outside, the fully enclosed and private garden is a true sanctuary, featuring a charming canopy seating area and a built-in children's play area, making it perfect for family enjoyment. The driveway accommodates parking for several vehicles and includes an electric vehicle charging point, alongside a detached double garage for additional storage or parking needs.

Situated within close proximity to Sandbach Town Centre and highly-regarded schools, this home is not only a haven of comfort but also offers easy access to local amenities. With an impressive EPC rating of B, this property is energy efficient, ensuring lower utility costs and a reduced environmental impact.

This exceptional home on Moorland Road is a rare find, combining modern features with a family-friendly environment. It is an opportunity not to be missed for those looking to settle in a vibrant community.













### **Entrance Hall**

Understairs storage with power and light.

# **Living Room**

14'1" x 12'5"

Media wall with integrated electric fire.

# **Kitchen / Dining Room**

23'7" x 11'1"

A range of wall and base units with granite work surfaces over. Integrated fridge freezer, dishwasher and double oven. Four ring gas hob with extraction hood above. Space for a large dining table. Patio doors.

#### **Utility**

11'1" x 5'10"

Space and plumbing for a washing machine, tumble dryer and other tall appliances.

# Study / Playroom

10'5" x 9'6"

# WC

6'10" x 3'11"

# **Landing**

19'8" x 6'2"

With storage / airing cupboard.

# **Bedroom One**

16'0" x 12'5"

With fitted wardrobes.

#### **Ensuite**

7'2" x 5'6"

A wide walk-in shower.

#### **Bedroom Two**

12'1" x 10'2"

#### **Bedroom Three**

13'5" x 10'2"

#### **Bedroom Four**

11'1" x 9'6"

#### **Bathroom**

11'1" x 6'6"

With screened shower over bathtub.













#### **Double Garage**

A detached double garage with power and potential for boarded storage above.

#### **External**

Driveway parking for several vehicles, front lawn and side access offering further garden and storage potential, including a shed. To the rear, a large lawned garden with canopy seating area and children's playing area.

#### **General Notes**

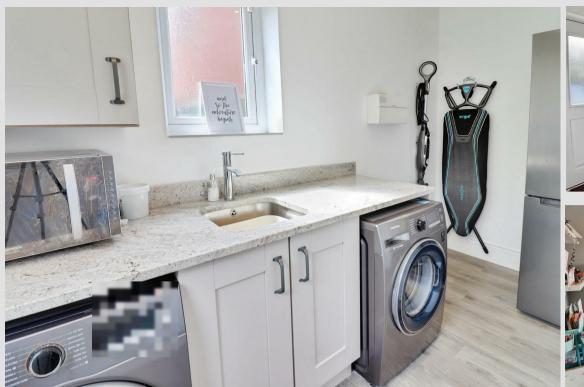
The property FREEHOLD was purchased in 2020. The managing company is Greenbelt and the service charge for 01 Apr 2025 - 31 Mar 2026 was £194.21.

Hive central heating.

The partially boarded loft has light and a fitted ladder for access.

#### **AML Disclosure**

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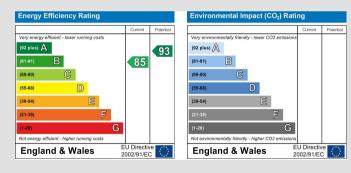


# Floor Plan

# Kitchen/Dining Room Bedroom 4 Bedroom 3 Utility Room Living Room Bedroom 1 Bedroom 2 Study Room **Ground Floor** First Floor

# **Area Map**





#### Viewing

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

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