



**22 Wrights Lane**

CW11 2JX

**Asking Price £350,000**



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STEPHENSON BROWNE

The Meadows is an exclusive new development of just thirteen beautifully crafted detached and semi-detached homes, offering a choice of two to four bedrooms in an outstanding location. Created by Edgefold Homes, renowned for their insight, experience, and attention to detail, each property has been thoughtfully designed to combine quality, style, and practicality. Drawing on shared building expertise, every home features intuitive design solutions that enhance everyday living, ensuring a superior standard of comfort, functionality, and finish throughout.



**The Farndon (Bay)**

Modern Comfort, Designed for Flexible Living - The Farndon is a thoughtfully designed three-bedroom home that combines contemporary style with the flexibility families need. On the ground floor, the spacious kitchen and dining area forms the bright heart of the home with its clever use of bi-fold doors, creating a space which is perfect for cooking, dining, and family gatherings. A generous lounge provides a welcoming, light-filled space to relax, while a convenient ground-floor WC and handy storage room add everyday practicality. Plots 1, 6 and 13 enjoy the added advantage of a feature bay window in the lounge, creating an even brighter and more inviting living space.

Upstairs, the layout is designed to adapt to a variety of lifestyles. The master bedroom offers ample space for rest and storage, while the second bedroom, also a double, provides a comfortable area for children or guests. The third bedroom and an additional study room offer further options for growing families or remote working. A contemporary family bathroom and additional storage complete the upper floor, ensuring a calm, organised, and efficiently lit environment throughout.

Modern Living with Future Proof Design - The Farndon is one of our M4(2) compliant homes, built to the highest of standards with accessibility and flexibility in mind, offering a living space that's both stylish and fully adaptable. Designed for ease of movement and future customization, these homes are ideal for those seeking a home that can grow with their needs. From wider doorways to accessible living areas, the M4() standard ensures comfort, convenience, and peace of mind for today and tomorrow. Ask our Sales Adviser for more information.

**Lounge with Bay Window**

12'1" x 15'1"

**Kitchen / Dining**

19'0" x 11'5"

**Store**

4'11" x 2'11"

**WC / Cloakroom**

4'11" x 5'10"

**Bedroom One**

8'10" x 14'1"

**Bedroom Two**

8'6" x 12'9"

**Bedroom Three**

9'10" x 8'10"

**Study**

6'2" x 7'2"

**Bathroom**

6'6" x 7'2"

**Landing**

6'10" x 10'2"

**Store**

2'7" x 3'3"

**Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

**Why Choose SB Sandbach To Sell Your Property?**

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.



- Anticipated Completion Date: 15/06/26
- Reserve Today
- 10 Year ICW New Home Warranty
- High Quality Black Double Glazed uPVC Windows / Northstone Causeway Slate Effect Roof Tiles
- Sandbach Heath Development of 13 Homes - Only 8 Remaining Plots
- LED Downlighting in Kitchen and Bathrooms / AEG Appliances
- BT Fibre Broadband Connection
- Flag Paving to Private Driveways, Paths and Patios / Turf to Front and Rear Gardens
- 7kW Car Charger and Solar Panels
- Baxi Assure Combination Boiler

Floor Plan



Area Map



| 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 |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

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