



STEPHENSON BROWNE

**The Brambles, Manor View,  
Heath Road, Sandbach - Plot  
CW11 2ND**



**Asking Price £525,000**

## Description

The Brambles, Manor View, Heath Road, Sandbach - Plot 3

Brought to you by local developers Peterson Homes, The Brambles is an impressive three-bedroom detached bungalow, thoughtfully designed for modern living and effortless entertaining.

The property centres around a stunning open-plan kitchen, dining and living area, complete with quartz worktops, some Neff appliances, Quooker boiling water tap and a convenient breakfast bar/island. Bi-folding doors open directly onto a generous garden with patio, creating seamless indoor-outdoor living. There are three versatile bedrooms, plus a stylish en-suite and bathroom. A utility and closet complete the home.

Specification throughout is exceptional, with air source heat pump heating, solar panels and underfloor heating to the ground floor, alongside electric underfloor heating to bathrooms and en-suites. Energy-efficient A+ rated design, LED lighting, fibre broadband and EV charging points available to ensure a future-ready home.

Bathrooms and en-suites are finished with contemporary designer fittings, premium tiling, illuminated steam-free mirrors and high-quality fixtures. The home also benefits from stylish flooring throughout, including plush carpets and LVT flooring.

Externally, the property features a combination of brick and render elevations, clay tiled roof, aluminium sliding doors and landscaped gardens with turf, mature planting, paving and block-paved driveways.

For added peace of mind, the home includes a comprehensive security system with Ring doorbell, smoke and heat detectors, and a 10-year New Home Warranty.



# Room Descriptions

A range of high-quality optional extras are available, including wardrobes, media walls, fitted mirrors and lighting, full-height tiling, black brassware and towel radiators, underfloor heating to bathrooms and en-suites, and battery backup.

The Brambles perfectly blends luxury, practicality and energy efficiency—delivering a beautifully appointed home in a sought-after Sandbach location.

## Approximate Room Dimensions

### Bedroom One

10'9" x 10'8"

### Closet

4'1" x 2'10"

### Utility

4'1" x 2'10"

### Bedroom Three

12'5" x 11'6"

### Entrance Lobby

16'11" x 10'6"

### Bathroom

7'8" x 6'4"

### Ensuite

7'8" x 6'4"

### Kitchen

17'0" x 8'11"

### Dining

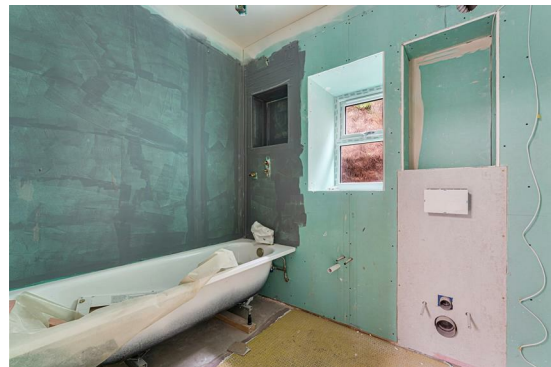
17'0" x 8'7"

### Living Room

17'0" x 9'11"

### Bedroom One

16'7" x 10'9"



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.

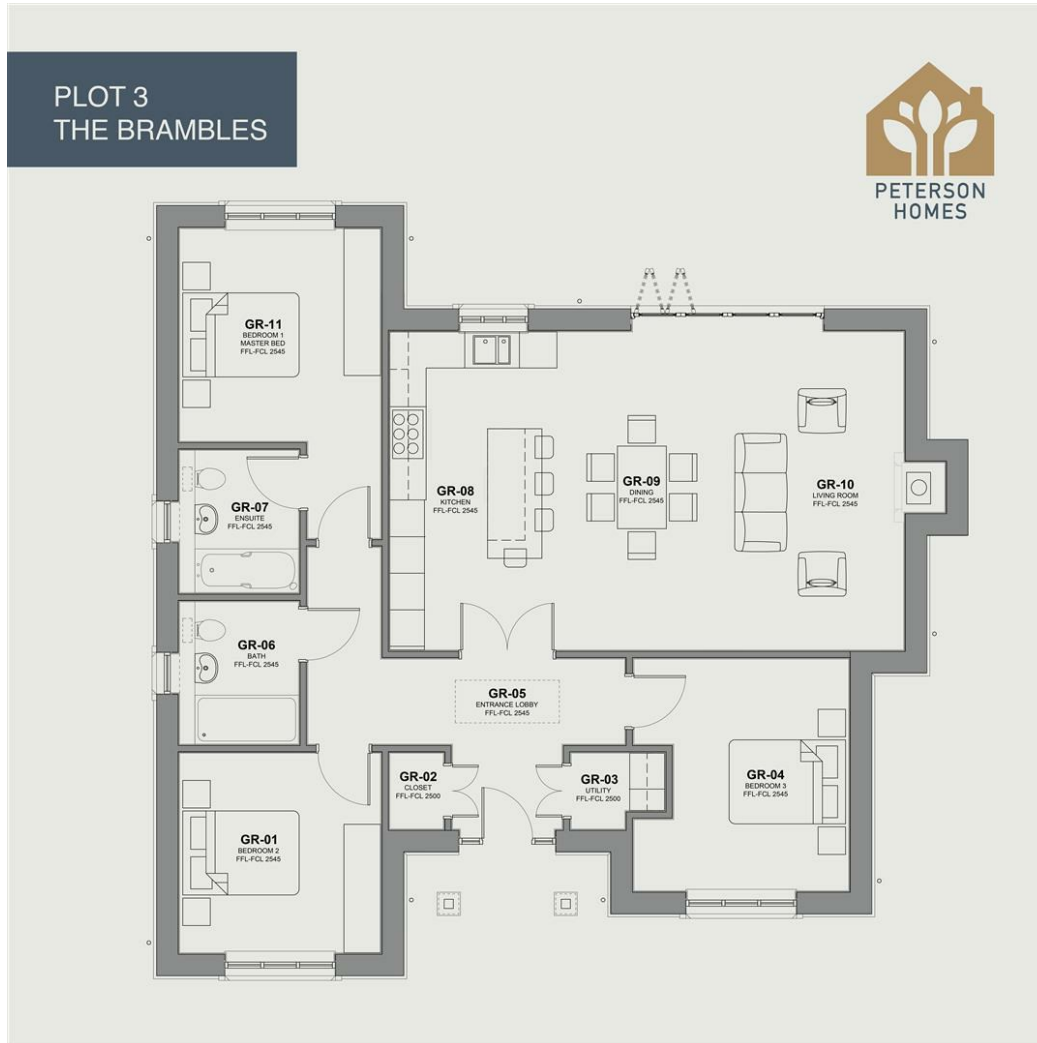
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We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like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

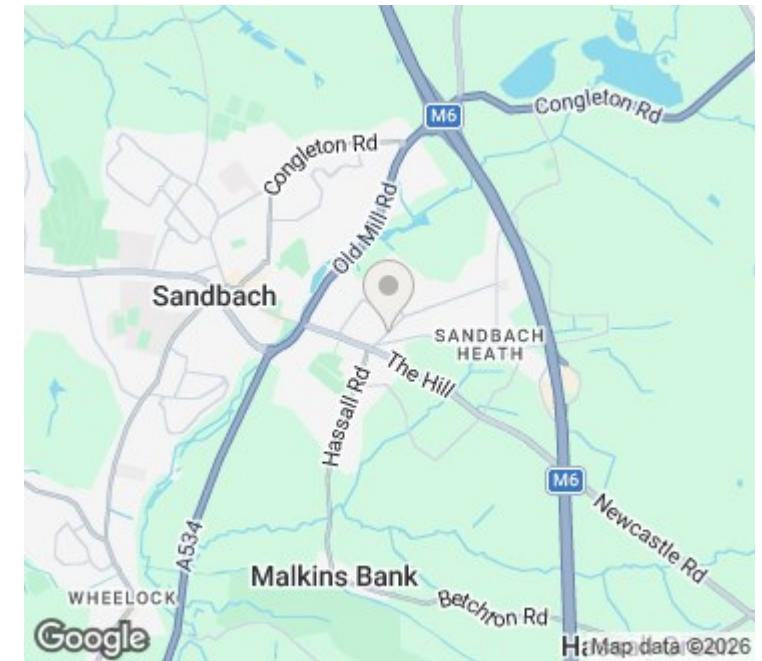


SITE PLAN

# Floorplans



# Area Map



# EPC Rating

## Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

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[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)