

STEPHENSON BROWNE

The Mulberry at Manor View, Manor Road, Sandbach

CW11 2ND

4 3 2

Asking Price £750,000

DESCRIPTION

The Mulberry — Manor View, Sandbach A distinctive four-bedroom detached home designed for modern luxury living £750,000 | Four bedrooms | Three bathrooms | Detached garage Introducing

The Mulberry at Manor View — an exceptional four-bedroom detached home created by Peterson Homes, a local developer with a focus on quality, thoughtful design and high specification.

Designed around modern family life, The Mulberry combines generous living accommodation with a spectacular open-plan kitchen, dining and family space at the heart of the home. Two sets of bi-folding doors open directly onto the garden and patio, creating a seamless connection between inside and out — ideal for everyday family life, summer entertaining and relaxed weekends at home.

A kitchen designed to be the heart of the home The impressive kitchen features quartz worktops, premium appliances, a Quooker boiling-water tap and a substantial breakfast island. The adjoining dining and family areas create one exceptional space for cooking, entertaining and spending time together. A separate lounge provides a quieter retreat, while a dedicated study offers the flexibility of a private home office. A principal













suite designed to impress

Upstairs, the principal bedroom enjoys its own luxurious en-suite and walk-in dressing room, creating a private retreat away from the rest of the house. Bedroom two also benefits from an en-suite, with the remaining bedrooms served by a beautifully appointed family bathroom. Modern luxury with energy efficiency built in

The Mulberry combines the comfort expected of a premium home with modern energy-conscious technology, including: Solar PV Air-source heat pump Underfloor heating EV charging High levels of insulation and energy efficiency This is a home designed not only to look beautiful today, but to perform for years to come.













ROOM DESCRIPTIONS

The Peterson Homes difference As a local developer, Peterson Homes takes a more considered approach to new homes focusing on quality, design and the details that make a house feel genuinely special. The Mulberry is not simply another new-build house. It is a carefully designed family home, created for buyers looking for something more individual. Arrange a private viewing The Mulberry represents a rare opportunity to purchase a premium four-bedroom detached new home in Sandbach.

£750,000 — Plot 2, Manor View Private viewings are available by appointment.

Kitchen
14'4" x 10'2"

Dining
14'11" x 10'11"

Family Room
14'11" x 13'5"

Living Room
15'7" x 14'2"

Study
14'2" x 8'8"

Utility
8'11" x 6'4"

WC
6'4" x 4'9"

Bedroom One
14'3" x 10'2"

Dressing Room
9'4" x 6'2"

Ensuite (Bedroom One)
14'3" x 4'11"

Bedroom Two
14'3" x 10'2"

Ensuite (Bedroom Two)
11'2" x 4'11"

Bedroom Three
14'3" x 10'2"













Bedroom Four
14'3" x 10'2"

Bathroom
9'4" x 8'2"

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 Stephenson Browne?
At Stephenson Browne, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.































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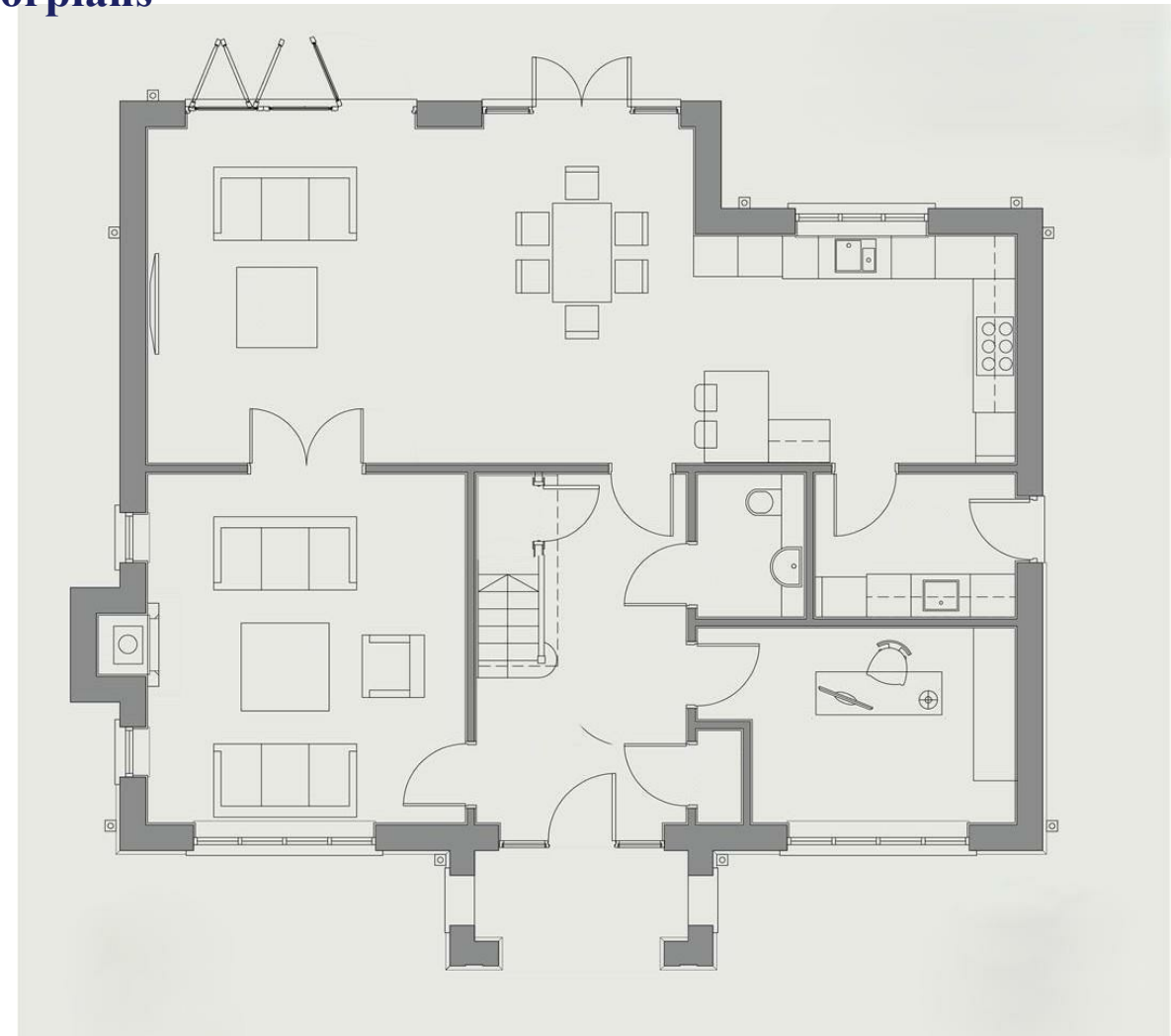
Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans



Area Map



EPC Rating

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