



37 MOORLAND ROAD, SANDBACH, CW11 3SG

OFFERS OVER £530,000



STEPHENSON BROWNE

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.



### 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**

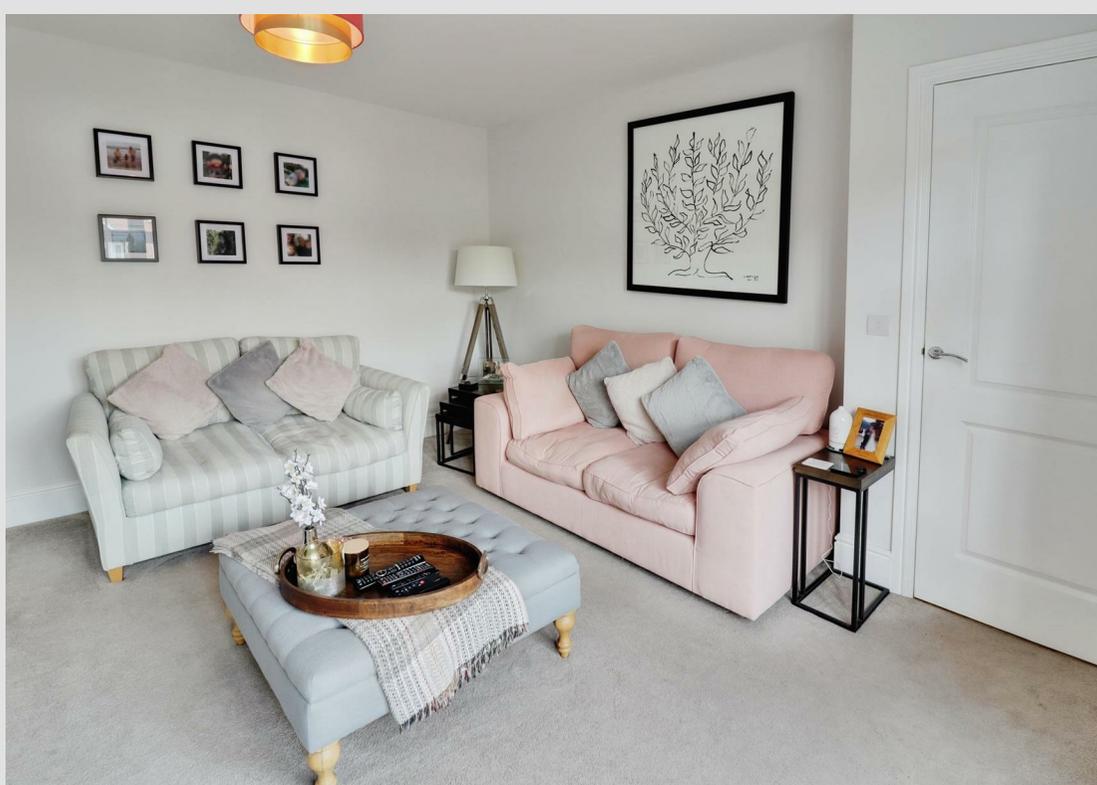
The property FREEHOLD was purchased in 2020. The managing company is Greenbelt and the service charge for 01 Apr 2025 - 31 Mar 2026 was £194.21.

Hive central heating.

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

### **AML Disclosure**

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.



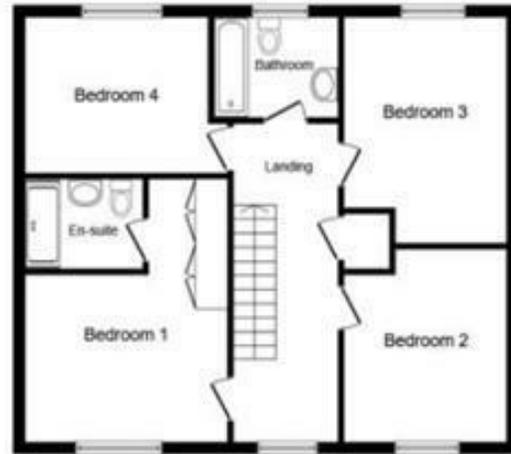




## Floor Plan



**Ground Floor**



**First Floor**

## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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 on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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