

STEPHENSON BROWNE

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

CW11 2ND

3 2 1

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.



SITE PLAN











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"

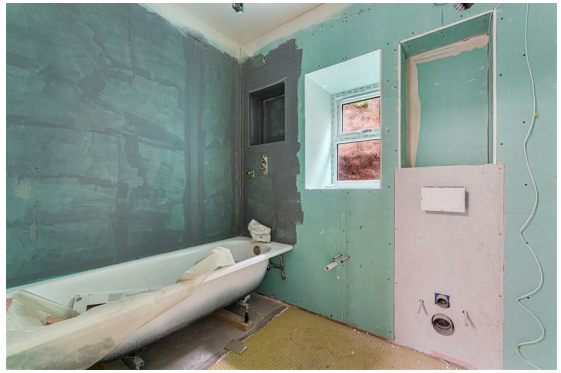












Tenure

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

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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.

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