

# chris hamriding

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## 11 Men O Brass Square, Sandbach, CW11 3DH

**Offers Over £250,000**

Take a moment to view our signature, aerial tour of this fantastic home!

Originally constructed by David Wilson Homes in 2017 to their 'Kennett' Design, this immaculately presented, three bedroom home is a true credit to the current owners. The home is neatly tucked away in a small courtyard of similar properties and number 11 offers a 'turn-key' proposition for one very lucky buyer with well-planned accommodation arranged over three floors.

Accompanying the home are a wealth of impressive features to note, some of which include: a downstairs cloakroom, a spacious lounge with walk-in bay window, a superb open-plan entertaining kitchen/diner towards the rear of the home with stylish high-gloss kitchen units, a number of integrated appliances and French doors leading to the rear garden.

The first floor has two generous double bedrooms with a useful landing which the sellers are currently utilising as a home office/study area.

The second floor is home to the master suite which spans the entire depth of the home, this space is further complemented by dual aspect glazing, a range of build-in wardrobes and a stunning, en-suite shower room which is immaculately presented!

Externally, the property enjoys two allocated off road parking spaces at the rear of the property and mature gardens to both the front and rear, with the rear being a particular feature of the home due to its excellent

**Accommodation**

**Entrance Hall 4'11" x 4'5" (1.50 x 1.36)**

**Cloakroom 5'1" x 2'11" (1.57 x 0.91)**

**Lounge 16'4" x 12'0" (4.98 x 3.67)**

**Inner Hall 6'11" x 2'11" (2.13 x 0.91)**

**Open-Plan Dining Kitchen 15'4" x 11'1" (4.69 x 3.40)**

**First Floor Landing 17'4" x 6'5" (5.29 x 1.98)**

**Bedroom Two 11'11" x 8'7" (3.64 x 2.63)**

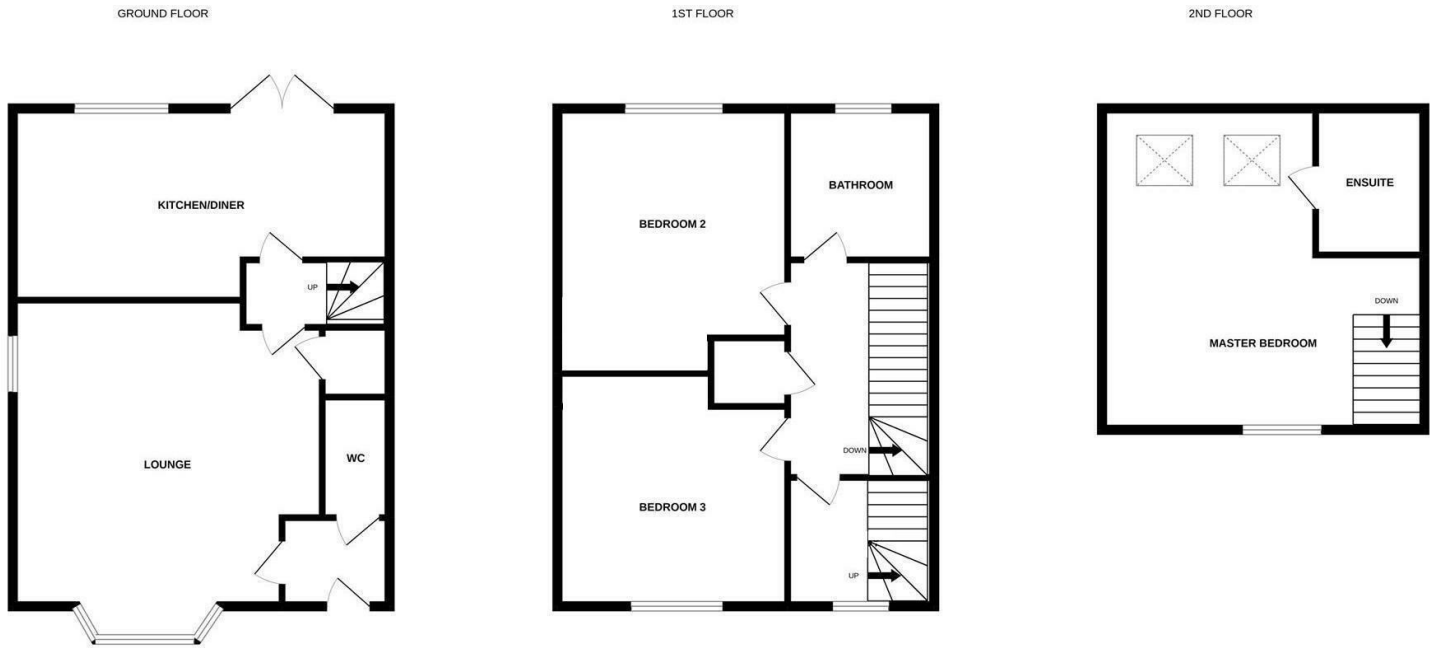
**Bedroom Three 13'7" x 8'7" (4.15 x 2.63)**

**Family Bathroom 8'0" x 6'6" (2.45 x 1.99)**

**Bedroom One 20'6" x 15'5" (6.27 x 4.71)**

**En-suite 9'8" x 3'10" (2.97 x 1.18)**

Floor Plan

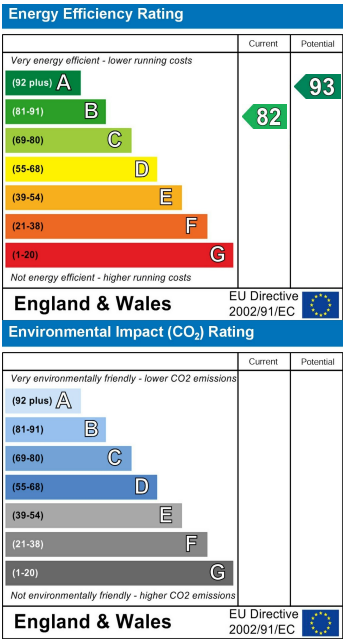


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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