



STEPHENSON BROWNE

**Mill Lane, Moston,  
Sandbach**  
CW11 3PS



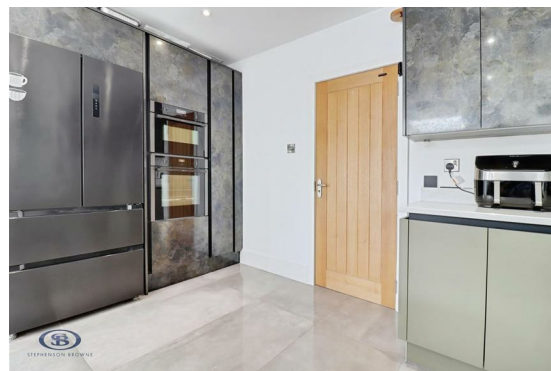
**Offers In The Region Of  
£350,000**

## DESCRIPTION

Welcome to Cartref, a beautifully presented two-bedroom semi-detached bungalow that has been lovingly extended and significantly improved to an exceptional standard throughout. Offering spacious, contemporary accommodation with high-quality fixtures and fittings, this impressive home is perfectly suited to those seeking stylish, low-maintenance living.

The heart of the property is the stunning open-plan kitchen, dining and family room, measuring approximately 29ft in length. The high-specification Wren kitchen has been thoughtfully designed and features Quartz work surfaces, integrated waste bins, an instant boiling water tap, an AEG five-ring induction hob with extractor hood, Neff multi-oven, microwave and single oven, extensive storage including a larder cupboard, and space for a double American-style fridge/freezer. A breakfast bar peninsula provides informal seating, while the generous dining and living areas create a fantastic space for entertaining. Flooded with natural light from the impressive roof lantern and skylights, the room is further enhanced by underfloor heating and bifolding doors opening directly onto the rear patio and garden.

Complementing the main living space is a separate Wren utility room with



ample storage, an integrated Bosch dishwasher and additional workspace. The separate living room offers a cosy retreat and benefits from a functional log burner, creating a warm and inviting atmosphere. A Howdens built-in unit is located in the vestibule serving as additional storage.

Both bedrooms are comfortable double rooms and benefit from fitted wardrobes, with Bedroom Two featuring an extensive eight-door wardrobe arrangement. The contemporary shower room is beautifully appointed with a walk-in shower, vanity wash basin, mirrored cabinet, vertical column radiator and a demisting LED mirror with integrated Bluetooth speaker and charging point.



# ROOM DESCRIPTIONS

Outside, the property enjoys a private enclosed south-facing rear garden that has been designed for ease of maintenance, featuring porcelain tiled seating areas, composite decking, external lighting, power points and water supplies. To the front, there is driveway parking and access to a garage with electric roller door and power supply suitable for EV charging connections.

Further enhancements include Nest and Unisenza smart central heating systems with transferable accounts, TVs and a Sonos surround sound system included within the sale, automatic sensor lighting to the front and rear, a new composite entrance door, uPVC double glazing, a boarded loft with fitted ladder and lighting, and external rendering. Ample storage solutions can be found throughout the property, including fitted wardrobes, cupboards and garage storage.

Combining modern open-plan living with practical everyday features and a high-quality finish throughout, Cartref is a superb turnkey home in a desirable Moston location and must be viewed to be fully appreciated.



## Living Room

14'6" x 11'6"

With functional log burner.

## Kitchen / Living / Dining Area

29'0" x 13'0"

A high specification Wren kitchen featuring Quartz work surfaces, Integrated bins, instant boil tap, AEG induction hob with five rings and extraction hood above, storage cupboards and larder, Neff multi-oven and microwave and single oven, and space for a double door fridge / freezer. Breakfast bar peninsula with space for two stools. Space for a large dining table and living area. Roof lantern skylight and bifolding doors leading to the patio. Underfloor heating.



## Utility

11'5" x 9'8"

Wren utility with ample storage, power and a Bosch integrated dishwasher. Washing machine and tumble dryer available under a separate negotiation.



### **Garage / Storage**

13'1" x 6'6"

With electric roller door. Ample power suitable as EV charging point connections.

### **Bedroom One**

13'9" x 10'9"

Fitted wardrobes.

### **Bedroom Two**

11'10" x 10'8"

Double bedroom with fitted wardrobes with eight doors.

### **Shower Room**

8'6" x 4'10"

Walk-in shower, vanity sink, vertical column radiator, mirrored cabinet and demist LED mirror with Bluetooth speaker and charging point.

### **General Notes**

Nest and Unisenza Smart Central Heating (with transferable accounts)

Automatic sensor lights to the front and garden lights to the rear.

New composite door and uPVC windows.

The loft is half boarded, has a light and fitted ladder.

External electrics and taps to the front and rear. Rendered.

### **Tenure**

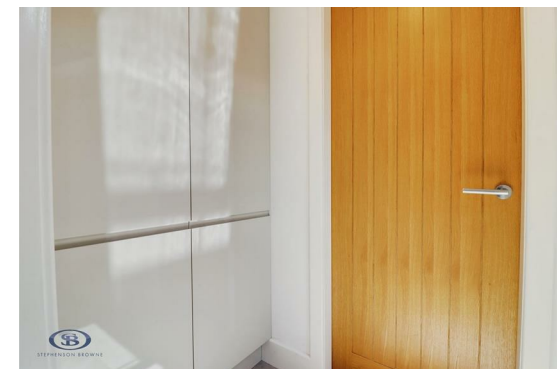
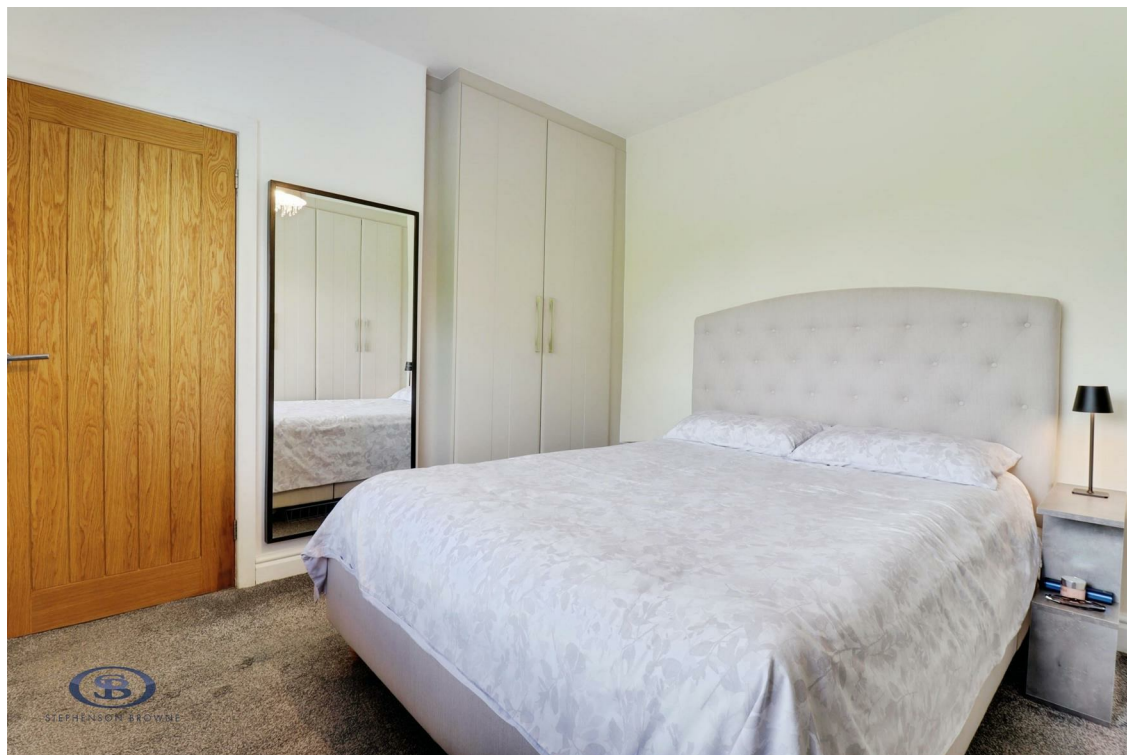
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **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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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.









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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



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 misstatement. 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



# EPC Rating

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|---|---------|---|----------------------------|-----------|
|   | Current | Potential   | Current                    | Potential |
| Very energy efficient - lower running costs |         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>                          |         |   | (92 plus) <b>A</b>         |           |
| (81-91) <b>B</b>                            |         |   | (81-91) <b>B</b>           |           |
| (69-80) <b>C</b>                            |         |   | (69-80) <b>C</b>           |           |
| (55-68) <b>D</b>                            |         |   | (55-68) <b>D</b>           |           |
| (39-54) <b>E</b>                            |         |   | (39-54) <b>E</b>           |           |
| (21-38) <b>F</b>                            |         |   | (21-38) <b>F</b>           |           |
| (1-20) <b>G</b>                             |         |   | (1-20) <b>G</b>            |           |
| Not energy efficient - higher running costs |         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC   | <b>England &amp; Wales</b> |           |
|   |         |   |                            |           |

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