

GROUND FLOOR



FIRST FLOOR



Energy performance certificate (EPC)

8, Blue Cedar Way Somersford CONGLETON CW12 4ZA	Energy rating B	Valid until: 2 May 2029 Certificate number: 0561-3847-7259-9201-4931
--	---------------------------	---

Property type	Detached house
Total floor area	189 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and/or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk

8 Blue Cedar Way
Somersford, Congleton,
Cheshire CW12 4ZA

Selling Price: £720,000

- STUNNING HIGH SPECIFICATION DETACHED FAMILY HOME
- FIVE BEDROOMS. TWO EN SUITES & FAMILY BATHROOM.
- MODERN OPEN PLAN LIVING/DINING KITCHEN
- SEPARATE LOUNGE & SEPARATE DINING ROOM
- LARGE DETACHED DOUBLE GARAGE & DRIVEWAY FOR UP TO 6 CARS
- GENEROUS LANDSCAPED, SUNNY ASPECT, PRIVATE GARDENS
- FRINGE LOCATION OVERLOOKING OPEN GREEN SPACE
- CLOSE TO CONGLETON HIGH SCHOOL, QUINTA & BLACKFIRS PRIMARY SCHOOLS
- IMMEDIATE ACCESS TO THE CONGLETON LINK ROAD

FOR SALE BY PRIVATE TREATY (Subject to contract)

In our opinion, this home has the best plot location on this maturing development, being situated at the edge of site overlooking green space to the front and having a larger plot than others.

The property was constructed by David Wilson Homes, a Barratt Home premium product. In addition to the builder's high specification, the owners have upgraded it further with landscaped, tastefully, easily to maintain laid out grounds with garden fence downlighting to the soffits.

This home is constructed of part rendered brick elevations, PVCu double glazing and gas fired central heating under a tile roof.

The tasteful interior comprises hall with communications cupboard, cloakroom W.C., stairs, and double door to lounge with bay window to front, French doors to rear and feature media wall with space for TV and storage shelves with lighting. There is a separate dining room presently used as a second reception room. To the rear of the property is the sought after feature of a fitted kitchen, family breakfast area with French doors to rear and completing the ground floor is a large utility room with space for appliances.

At first floor level, the landing has an airing cupboard housing the hot water cylinder and doors to the principal rooms, comprising: Master bedroom with full length fitted wardrobes and door to ensuite, the second bedroom also has the advantage of an ensuite. In addition, there are three other good-sized bedrooms, the 5th bedroom can be used as a study if required, and a family bathroom including a separate shower enclosure.

Externally, the grounds are of a size, that if required, would accommodate an extension. They have been landscaped to provide lawns, two pergola seating areas front and rear, covered hot tub area and well screened boundaries.

8 Blue Cedar Way is located in the sought after parish of Somerford, off Congleton's most sought after and prestigious Black Firs Lane at the end of a small and select cul-de-sac, leading to the tarmac driveway and turning area, terminating at the double brick and tile garage with power, light and electric vehicle charging point. Off the drive there are gates to the rear garden and separate gate with path leading to the front of the property. The gardens have good orientation, being able to follow the sun for most of the day. The rear garden has been designed to be a private area with artificial grass, patio, raised decking area and covered area for hot tub.

Somerford is set on the fringe of Cheshire's countryside and is excellently sited on the western border of Congleton within walking distance to excellent schools such as Congleton High School, Black Firs and Quinta Primary Schools as is the West Heath shopping precinct. The local area is particularly renowned for equestrian facilities with Somerford Park just a short distance away.

The property is perfectly located being close to junctions leading onto the Congleton Link Road which joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

Congleton boasts excellent transport links to the North West. Blue Cedar Way is only a 10 minute drive away from junction 17 of the M6 motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. Manchester International Airport is only 17 miles away, and the property also lies within only a 10-minute drive from Holmes Chapel train station which is on the main commuter line between Manchester Piccadilly and Crewe, with Intercity links to London Euston.

Congleton offers a blend of cultural and leisure activities perfectly. It hosts a number of independent and chain shops, as well as regularly scheduled markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active cultural scene. Astbury Mere Country Park is

ideal for exploring the local countryside. Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Front door to hall. Radiator. Stairs. Door to walk in comms room. Double doors to lounge. Doors to dining room and living dining kitchen. Door to:

CLOAKROOM W.C. : Low level W.C. Pedestal wash hand basin. Radiator. Tiled splashbacks.

LOUNGE 23' 2" x 13' 10" (7.06m x 4.21m) into bay : PVCu double glazed bay window to front aspect. Feature media wall incorporating fireplace and flat screen TV. Two radiators. 13 Amp power points. French doors to rear.

DINING ROOM 14' 3" x 10' 6" (4.34m x 3.20m) into bay : PVCu double glazed bay window to front aspect. PVCu double glazed window to side aspect. Two radiators. 13 Amp power points.

OPEN PLAN LIVING DINING KITCHEN 14' 5" x 10' 6" (4.39m x 3.20m) : Quality fitted kitchen with integrated appliances comprising: 5 ring gas hob with extractor over, dishwasher, split level double oven, wine cooler and fridge/freezer. 1.5 sink bowl. Under unit lighting . Granite preparation surfaces and breakfast bar.

UTILITY 7' 0" x 8' 0" (2.13m x 2.44m) : Matching units with kitchen. Single drainer stainless steel sink with mixer tap. Space for appliances. Radiator. 13 Amp power points. Door to rear.

First Floor :

LANDING : Access to roof space. Radiator. 13 Amp power points. Door to airing cupboard with hot water cylinder. Doors to principal rooms.

BEDROOM 1 14' 4" x 12' 0" (4.37m x 3.65m) plus wardrobe corridor : Two PVCu double glazed windows to two aspects. Radiator. 13 Amp power points.

ENSUITE 1 : PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin and shower enclosure. Heated towel radiator. Partly tiled walls.

BEDROOM 2 12' 10" x 10' 9" (3.91m x 3.27m) : Two PVCu double glazed windows to two aspects. Media wall. Radiator. 13 Amp power points..

ENSUITE 2 : PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin and shower enclosure. Heated towel radiator. Partly tiled walls.

BEDROOM 3 12' 2" x 10' 1" (3.71m x 3.07m) : PVCu double glazed window. Radiator. 13 Amp power points.

BEDROOM 4 11' 3" x 10' 6" (3.43m x 3.20m) : PVCu double glazed window. Radiator. 13 Amp power points.

BEDROOM 5 9' 4" x 7' 9" (2.84m x 2.36m) : PVCu double glazed window. Radiator. 13 Amp power points.

BATHROOM : PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin panelled bath with central tap and double sized shower enclosure. Heated towel radiator. Partly tiled walls.

Outside :

FRONT : Lawned garden with well stocked shrub border. Path to side.

SIDE : Pergola seating area. Lawn with fence panels hidden by hedge and feature specimen trees.

REAR : Enclosed by brick wall and fence panels. Raised decking. Covered area for hot tub. Flagged patio and path to gate and side. Artificial grass.

GARAGE : Double garage constructed of brick under a tile roof. Vehicle access doors. Power and light. Electric vehicle charging point.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

TAX BAND: G

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4ZA

