



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

Energy performance certificate (EPC)		
11, Pomona Close CONGLETON CW12 4FW	Energy rating <b>B</b>	Valid until: 24 May 2031 Certificate number: 0672-3011-4359-4680-2260

Property type: Detached house  
Total floor area: 180 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 B.

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.



- 4 BEDROOM DETACHED DORMER STYLE EXECUTIVE HOME
- LUXURIOUS & HIGHLY SPECIFIED
- LARGE OPEN PLAN LIVING DINING KITCHEN WITH INTEGRATED APPLIANCES
- BATHROOM & 3 EN SUITES
- APPROX. 2000 SQ FT
- DETACHED DOUBLE GARAGE WITH ELECTRIC VEHICLE CHARGING POINT
- SWEEPING DRIVEWAY PROVIDING PARKING FOR NUMEROUS VEHICLES
- SOLAR PANEL ENERGY
- LANDSCAPED GARDENS WITH STUNNING VIEWS
- CUL DE SAC POSITION

**11 Pomona Close**  
Congleton, Cheshire CW12 4FW

Offers in Excess of £680,000

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

## FOR SALE BY PRIVATE TREATY (Subject to contract)

\*\*\*CONSTRUCTED ONLY IN 2021. LUXURIOUS AND HIGHLY SPECIFIED, SUBSTANTIAL DORMER STYLE FOUR BEDROOM DETACHED RESIDENCE FORMING PART OF AN EXCLUSIVE NEWLY CREATED CUL-DE-SAC\* \*FREEHOLD PROPERTY\* \*APPROX. 2000 SQFT\* \*DETACHED DOUBLE GARAGE\* \*GENEROUS DRIVEWAY FOR NUMEROUS VEHICLES\* \*HUGE WRAP AROUND GARDEN PLOT, ELEVATED AND ENJOYING EXTENSIVE COUNTRY VIEWS\*\*\*

\*\*\*ONLY 14 HOMES IN TOTAL\* \*ELECTRIC VEHICLE CHARGING POINT\* \*EXTREMELY ENERGY EFFICIENT\* \*SOLAR PANEL ENERGY\* \*MODERN GAS FIRED CENTRAL HEATING\* \*HIGH SECURITY WINDOWS AND DOORS\* \*HIGH END KITCHEN, BATHROOMS AND EN SUITES\* \* \*LOCATED ON THE FRINGE OF THE TOWN\* \*CLOSE TO AMENITIES AND BUS ROUTES\* \*PLEASANT WALKING DISTANCE OF ASTBURY MERE WATER PARK\* \*EXPERTLY BUILT AND BEAUTIFULLY FINISHED\* \*STUNNING RURAL VIEWS OVER FIELDS TOWARDS BOSLEY CLOUD, CONGLETON EDGE AND THE FOLLY OF MOW COP\*\*\*

Wide reception hall. Lounge with French doors. Modern fitted living dining kitchen. Utility. Bedroom 2 with dressing area and en suite. Bedroom 4. Separate bathroom. First floor galleried landing with airing cupboard. Bedroom 1 with Juliette balcony and en suite shower room. Bedroom 3 with en suite shower room. Private block paved driveway. Large detached double garage with electric door. Electric vehicle charging point. Substantial wrap around lawned gardens complemented with extensive terrace areas and huge bespoke aluminium Pergola. Residue of 10 year NHBC warranty.

### FREEHOLD PROPERTY

A modern development constructed in 2021, of only 14 individually designed homes, built by Humphries Builders Ltd who have a reputation for building homes to the highest standard of specification.

Pomona Close is a pleasant and highly regarded location in the preferred area of Fol Hollow, one of Congleton's most desirable locations, with Cheshire's countryside on its doorstep, easily allowing for gentle walks to become part of your everyday routine. Astbury Mere Water Park, within a few minutes' walk, offers an oasis, attracting an abundance of nature and wildlife, and is an excellent environment for families to enjoy pursuits such as cycling, lakeside walks and watersports.



Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Congleton has outstanding transport and communications links :

- Immediate access to A34 and the recently completed Congleton Link Road, providing convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.
- Congleton is a 10 minute drive 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 18 miles away, offering direct flights to over 180 domestic and worldwide destinations.
- The major regional rail hub of Crewe is less than 12 miles by swift main roads, and will incorporate the new HS2 line, providing London links in 55 minutes.
- Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

### The accommodation briefly comprises:

(all dimensions are approximate)

**FRONT ENTRANCE** : High security composite door with double glazed panel.

**RECEPTION HALL 14' 4" x 6' 3" (4.37m x 1.90m)** : Impressive double height ceiling. PVCu double glazed window to front aspect. 13 Amp power points. Understairs store cupboard. Return staircase with oak handrail and glass balustrade. Polished ceramic floor tiles with underfloor heating.

**INNER HALL** : 13 Amp power points. Store cupboard. Polished ceramic floor tiles with underfloor heating.

**LOUNGE 18' 9" x 15' 5" (5.71m x 4.70m)** : PVCu double glazed bay window to front aspect. 13 Amp power points. Television point. BT point. PVCu double glazed French doors to side aspect opening onto large terrace area. Under floor heating.

**LARGE OPEN PLAN LIVING DINING KITCHEN 27' 6" x 14' 8" (8.38m x 4.47m)** :



**Kitchen Area 13' 0" x 8' 10" (3.96m x 2.69m)** : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Contemporary hi-gloss eye level and base units in contrasting 'Dove Grey' and white, having natural granite preparation surfaces over with stainless steel 1.5 bowl sink unit inset with brushed alloy mixer tap. The breakfast bar peninsula, with seating for 4, provides the built in Bosch 4 ring halogen hob with ceiling suspended chrome and glass extractor canopy. To one wall is a bank of units having integrated fridge & freezer, 2 x built in Bosch electric fan assisted ovens/grills and matching combination microwave oven. Integrated dishwasher. 13 Amp power points. Polished ceramic floor tiles with under floor heating.

**Living Dining Area 14' 8" x 13' 8" (4.47m x 4.16m)** : PVCu double glazed window to rear aspect. Low voltage downlighters inset. 13 Amp power points. Polished ceramic floor tiles with underfloor heating. PVCu sliding folding doors opening directly onto the side terrace.

**UTILITY 7' 8" x 5' 6" (2.34m x 1.68m)** : Natural granite preparation surfaces with inset stainless steel sink unit. Space and plumbing for washing machine. Space for American style fridge freezer. 13 Amp power points. Cupboard housing Worcester Bosch gas central heating boiler. PVCu double glazed door to rear aspect. Deep recessed pantry cupboard.

**BEDROOM 2 FRONT 14' 6" x 10' 5" (4.42m x 3.17m)** : PVCu double glazed window to front aspect. 13 Amp power points. BT point. Television point. Underfloor heating.

**DRESSING AREA 8' 11" x 6' 4" (2.72m x 1.93m)** : Fitted wardrobes. Underfloor heating.

**EN SUITE 2' 5" x 7' 8" (1.70m x 2.34m)** : Low voltage downlighters inset. PVCu double glazed window to side aspect. Built in bathroom furniture incorporating white Roca low level WC and semi recessed hand wash basin. Fully tiled walk in shower enclosure with thermostatically controlled mains fed shower. Half tiled walls. Shaver point. Chrome centrally heated towel radiator. Ceramic floor tiles with underfloor heating. Extractor fan.

**BEDROOM 4 REAR 10' 10" x 10' 0" (3.30m x 3.05m)** : PVCu double glazed window to rear aspect. 13 Amp power points. Television point. BT point. Underfloor heating.

**BATHROOM 6' 5" x 5' 7" (1.95m x 1.70m)** : PVCu double glazed window to side aspect. Built in bathroom furniture incorporating white Roca low level WC and semi recessed hand wash basin. Panelled bath with bath/shower mixer. Half tiled walls. Shaver point. Chrome centrally heated towel radiator. Ceramic floor tiles with underfloor heating. Extractor fan.

### First floor :

**GALLERIED LANDING** : Large Velux roof light. Single panel central heating radiator. 13 Amp power points. Deep recessed linen cupboard with pressurised hot water cylinder.

**BEDROOM 1 19' 0" x 11' 4" (5.79m x 3.45m)** : Velux roof lights. Low voltage downlighters inset. 13 Amp power points. Television point. BT point. Double



panel central heating radiator. Fitted wardrobes. PVCu double glazed sliding patio door to Juliette balcony with farmland views beyond and towards the folly of Mow Cop.

**EN SUITE 1' 8" x 6' 0" (2.49m x 1.83m)** : PVCu double glazed dormer style window to rear aspect. Wall hung vanity unit incorporating white Roca hand wash basin. White Roca low level WC. Fully tiled shower cubicle housing thermostatically controlled mains fed shower. Half tiled walls. Centrally heated towel radiator. Extractor fan. Shaver point. Ceramic floor tiles.

**BEDROOM 3 REAR 16' 6" x 14' 8" (5.03m x 4.47m)** : PVCu double glazed dormer style window to rear aspect. 13 Amp power points. BT point. Television point. Single panel central heating radiator.

**EN SUITE 3' 8" x 6' 4" (2.49m x 1.93m)** : PVCu double glazed dormer style window to rear aspect. Wall hung vanity unit incorporating white Roca hand wash basin. White Roca low level WC. Fully tiled shower cubicle housing a thermostatically controlled mains fed shower. Half tiled walls. Chrome centrally heated towel radiator. Extractor fan. Shaver point. Ceramic floor tiles.

**EXTERNAL** : Tap. Two double electric sockets. Dusk til dawn light bollard to front. Outdoor lights to front door, rear door, French doors and Bi-fold doors.

**FRONT** : Granite block paved sweeping driveway for numerous vehicles. Lawned areas.

**LARGE DETACHED DOUBLE GARAGE 18' 7" x 18' 1" (5.66m x 5.51m) internal measurements** : Electrically operated up and over insulated door. Power and light. Solar panels. Electric vehicle charging point.

**REAR GARDEN** : Adjacent to the side of the property is an extensive granite paved terrace measuring 50' x 12' with elaborate recently installed Aluminium powder coated Pergola with retractable side and louvered roof. Beyond are lawned gardens which sweep to the rear of the property. The rear also has an extensive granite terrace area of 42' x 9' with lawns beyond. 180 degree views over open countryside, and beyond towards Bosley Cloud, Congleton Edge and Mow Cop.

**TENURE** : Freehold (subject to solicitors' verification).

**SERVICES** : Mains electricity, gas and water are connected (although not tested). Drainage via private water treatment plant.

**ANNUAL SERVICE CHARGE** : Annual Service Charge of £330.00 which covers Public Liability Insurance on the roadway, electricity for the pumping station, maintenance & service contract on the pumping station, any accountancy and administration costs.

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

**LOCAL AUTHORITY**: Cheshire East **TAX BAND**: F

**DIRECTIONS**: SATNAV CW12 4FW

