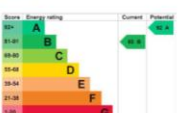


All contents, positioning and measurements are approximate and for display purposes only. Plan produced by Timothy A Brown Estate Agents. Plan produced using PlanUp.

Energy performance certificate (EPC)	
32 Blossom Gate Drive Congleton CW12 4ZR	Energy rating: B Valid until: 27 November 2029 Certificate number: 9895-3048-7850-9121-6891
Property type: Detached house	Total floor area: 119 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	
EPCs: how to improve your energy efficiency and reduce energy bills	
Energy rating and score	
This property's energy rating is B. It has the potential to be A.	The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency	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 and 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

32 Blossom Gate Drive
Congleton, Cheshire CW12 4ZR

Selling Price: £410,000

- LUXURIOUS 4 BED DETACHED FAMILY HOME
- 29FT FULLY INTEGRATED MODERN KITCHEN/FAMILY AREA
- MASTER EN SUITE & FAMILY BATHROOM
- DOUBLE WIDTH DRIVEWAY PROVIDING PARKING FOR TWO CARS
- ENCLOSED REAR GARDEN
- HIGHLY EFFICIENT ENERGY RATING 'B'
- STUNNING DEVELOPMENT
- UPGRADED WITH MANY HIGH END FITTINGS

FOR SALE BY PRIVATE TREATY (Subject to contract)

Luxurious Four-Bedroom Detached Home in Desirable West Heath

Discover the epitome of modern family living in this stunning four-bedroom detached home, situated in the sought-after West Heath development. Boasting a contemporary design and high-quality finishes, this property offers a spacious and comfortable living environment.

The heart of the home is the impressive 29ft Living family dining kitchen, perfect for entertaining guests or spending quality time with loved ones. The kitchen features upgraded granite worktops and a dishwasher, adding a touch of luxury. French doors open onto the beautifully landscaped garden, creating a seamless indoor-outdoor flow.

Upstairs, four generously proportioned bedrooms provide ample space for relaxation and privacy. The master bedroom benefits from an en suite bathroom for added convenience. The family bathroom is stylishly appointed and completes the first-floor accommodation.

Outside, the property offers a delightful enclosed garden with a patio area, ideal for al fresco dining and enjoying the summer months. The integral garage has been thoughtfully converted into a utility room with the remaining space providing practical storage solutions.

Congleton boasts excellent transport links to the North West. Blossom Gate Drive 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.

Situated in the sought after area of West Heath, set on the fringe of Cheshire's countryside, and is excellently sited on the western border 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. Back Lane playing fields are found at the end of the cul de sac, a huge space for dog walking, or to kick a ball around.

The area has been further enhanced with the completion of the new Congleton link road which opened in 2020. The Congleton link roads join the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

Don't miss this opportunity to own a truly exceptional family home. Contact us today to arrange a viewing.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE HALL : Composite panelled door with PVCu double glazed upper panel. Oak effect Karndean floor. Single panel central heating radiator. Understairs store cupboard. Return stairs to first floor.

CLOAKROOM 6' 6" x 3' 3" (1.98m x 0.99m) : PVCu double glazed window to front aspect. White suite comprising: Low level W.C. with concealed cistern and wall hung wash hand basin. Single panel central heating radiator. Oak effect Karndean floor.

LOUNGE 14' 10" x 11' 4" (4.52m x 3.45m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Feature media wall with space for TV and contemporary wall flush fitted electric fire. Built in base storage cupboards to each alcove.

KITCHEN/DINING/FAMILY AREA 29' 10" x 9' 11" (9.09m x 3.02m) :

Kitchen Area : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Range of modern eye level and base units in off white with granite preparation surfaces over with preformed drainer and stainless steel sink unit inset. Built in double oven. Integrated fridge, freezer and dishwasher. The granite preparation surface extends and incorporates a 5 ring gas hob with ceiling suspended extractor hood over. The peninsula extends to create a breakfast bar with seating for four. 13 Amp power points. Oak effect Karndean floor.

Family/Dining Area : Double panel central heating radiator. 13 Amp power points. Oak effect Karndean floor. Extensive range of folding sliding doors opening to the rear garden.

UTILITY (FORMER GARAGE) 10' 0" x 8' 4" (3.05m x 2.54m) : Contrasting eye level and base units with preparation surfaces over, with stainless steel single drainer sink unit inset. Space for tumble dryer. Wall mounted Vaillant gas combi boiler. Double door store cupboard. Panelled door to side aspect.

First Floor :

GALLERIED LANDING 13' 9" x 9' 9" (4.19m x 2.97m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Access to roof space. Deep store cupboard.

MASTER BEDROOM 11' 1" x 10' 4" (3.38m x 3.15m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in wardrobes with mirrored sliding doors.



EN-SUITE 8' 3" x 4' 7" (2.51m x 1.40m) : PVCu double glazed window to side aspect. White suite comprising: Low level W.C. with concealed cistern, wall hung wash hand basin and large enclosed shower cubicle with glass doors housing a mains fed shower. Chrome centrally heated towel radiator. Oak effect Karndean floor.

BEDROOM 2 10' 0" x 9' 10" (3.05m x 2.99m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 11' 4" x 9' 0" (3.45m x 2.74m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 10' 0" x 9' 9" (3.05m x 2.97m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 11" x 5' 7" (2.11m x 1.70m) : PVCu double glazed window to rear aspect. White suite comprising: Low level W.C. with concealed cistern, wall hung wash hand basin and panelled bath. Chrome centrally heated towel radiator. Oak effect Karndean floor.

Outside :

FRONT : Double width driveway providing parking for two cars.

REAR : Adjacent to the rear is a deep paved terrace seating area beyond which are lawned gardens with flower borders. Timber garden shed. Cold water tap. Gated access to one side.

GARAGE : Converted mainly to a separate utility room. The front section provides storage only measuring 8' 10" x 5' 7" (2.69m x 1.70m). Up and over door. 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: E

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4ZR

