

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)	
4 Elmwood Drive CONGLETON CW12 4QY	Energy rating: <b>B</b>
	Valid until: 20 November 2033
	Certificate number: 9380-3769-8090-2027-9651

Property type	Detached house
Total floor area	118 square metres

#### Rules on letting this property

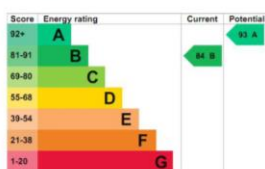
Properties can be let if they have an energy rating from A to E.

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](mailto:contact@timothyabrown.co.uk)

4 Elmwood Drive,  
Congleton, Cheshire CW12 4QY

Offers in the Region Of £475,000

- STUNNING FOUR BEDROOM DETACHED HOME
- CONTEMPORARY OPEN-PLAN LIVING DINING KITCHEN
- LUXURIOUS EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- DOUBLE WIDTH DRIVEWAY & INTEGRAL GARAGE
- BEAUTIFULLY LANDSCAPED SOUTH FACING GARDENS
- SITUATED ON THE FRINGE OF THE DEVELOPMENT
- WITHIN WALKING DISTANCE TO PRIMARY & SECONDARY SCHOOLS
- IDEAL FOR GROWING FAMILIES

### No Onward Chain

Discover the epitome of modern family living in The Carron, at the prestigious Seddon Homes, Elmwood development. This stunning four-bedroom detached home situated on the fringe of the development offers spacious, open-plan living combined with stylish design, creating the perfect haven for young professionals and growing families.

Step inside and be captivated by the bright and airy open-plan kitchen/dining/living area, the heart of the home. Designed for both relaxation and entertaining, this versatile space features sleek contemporary cabinetry, high-end appliances, and ample room for dining and socialising. The beautifully appointed kitchen is a chef's dream, with a large peninsular perfect for food preparation or casual dining. Abundant counter space and storage solutions ensure effortless mealtimes.

Upstairs, the generously proportioned bedrooms offer quiet sanctuaries, perfect for rest and rejuvenation. The master bedroom is a true retreat, complete with a luxurious en-suite bathroom featuring a walk-in shower. The remaining bedrooms are equally well-appointed and share a stylish family bathroom boasting a contemporary bathtub.

Step outside to discover a beautifully landscaped SOUTH FACING garden, perfect for entertaining or relaxing. The extended patio area is ideal for al fresco dining, while the lawn offers ample space for children to play. The property also benefits from an integral garage and double width driveway for two cars.

Elmwood offers a tranquil escape, while still being conveniently located near Congleton's vibrant town centre. Enjoy the best of both worlds with easy access to shops, restaurants, schools, and leisure facilities. The picturesque Cheshire countryside is on your doorstep, inviting you to explore the stunning Peak District and indulge in outdoor activities.

Invest in this beautiful new build home at Elmwood and benefit from Seddon's renowned build quality, spacious plots, and exceptional attention to detail. Don't miss this opportunity to make this exceptional property your family's new home.

Contact us today to arrange a viewing.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE HALL** : Composite door with glazed centre panel. Single panel central heating radiator. Limewashed oak effect Kardean floor. Return stairs to first floor. Understairs store cupboard.

**SEPARATE W.C.** : PVCu double glazed window to front aspect. White suite comprising: Low level W.C. with concealed cistern and ceramic wall hung wash hand basin. Single panel central heating radiator. Limewashed oak effect Kardean floor,

**LOUNGE 14' 9" x 11' 3" (4.49m x 3.43m)** : PVCu double glazed window to front aspect. Single panel central heating radiator. Feature panelling to two walls. Acoustic wall with space for wall mounted TV. 13 Amp power points.

**OPEN PLAN LIVING DINING KITCHEN 29' 8" x 10' 10" (9.04m x 3.30m)** :

**Kitchen Area** : PVCu double glazed window with garden aspect. Range of handleless matt finished fronted eye level and base units in white with concrete effect preparation surfaces over with

stainless steel 1.5 sink unit inset. Built in double electric fan assisted oven and grill. Integrated fridge, freezer and dishwasher. The preparation surface extends to a peninsula with breakfast bar with seating for three, with stainless steel 5 ring gas hob inset and ceiling suspended stainless steel and glass canopy extractor hood over. Kickboard heater. 13 Amp power points. Polished ceramic floor tiles.

**Living Dining Area** : Feature mirrored wall. Double panel central heating radiator. 13 Amp power points. Polished ceramic floor tiles. System of PVCu double glazed folding sliding doors which open into the rear garden.

**First Floor** :

**LANDING 13' 8" x 9' 9" (4.16m x 2.97m)** : Galleried landing with oak hand rail and stringers. PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Access to roof space. Built in linen cupboard.

**BEDROOM 1 REAR 11' 0" x 10' 4" (3.35m x 3.15m)** : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in double wardrobe.

**EN-SUITE 8' 3" x 4' 6" (2.51m x 1.37m)** : PVCu double glazed window to side aspect. White suite comprising: Low level W.C. with concealed cistern, wall hung wash hand basin with chrome mixer tap and large shower enclosure with glass sliding door housing Aqualisa thermostatic shower. Wall mounted centrally heated towel radiator. Shaver point.

**BEDROOM 2 REAR 10' 0" x 9' 7" (3.05m x 2.92m)** : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Feature bed headboard with mirrored walls to either side.

**BEDROOM 3 FRONT 10' 4" x 9' 1" (3.15m x 2.77m)** : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 4 FRONT 10' 2" x 6' 10" (3.10m x 2.08m) to wardrobes** : PVCu double glazed window to front aspect. Single panel central

heating radiator. Fitted triple wardrobes to one wall with mirrored sliding doors.

**BATHROOM 7' 0" x 5' 7" (2.13m x 1.70m)** : PVCu double glazed window to rear aspect. Low voltage downlighters inset. White suite comprising: Low level W.C. with concealed cistern, wall hung wash hand basin and panelled bath. Tiled to splashbacks. Chrome centrally heated towel radiator. Shaver point.

**Outside** :

**FRONT** : Double width driveway for two cars.

**GARAGE 17' 9" x 8' 7" (5.41m x 2.61m) internal measurements** : Up and over door. Power and light. Wall mounted Ideal Logic combi boiler.

**REAR** : Adjacent to the rear of the property are the southerly facing gardens formed with an extensive terrace which extends to the full width of the property creating a fantastic outside dining area beyond which are lawned gardens laid with deep flower borders. Gated access to one side. Cold water tap.

**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**. No third party photography or videos to be taken on the property.

**TAX BAND**: E

**LOCAL AUTHORITY**: Cheshire East

**DIRECTIONS**: SATNAV CW12 4QY

