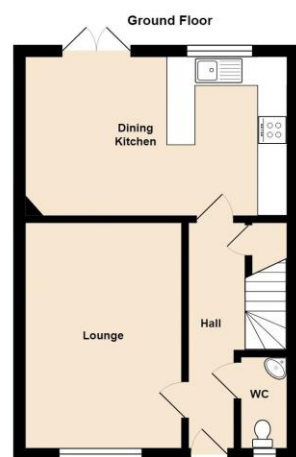
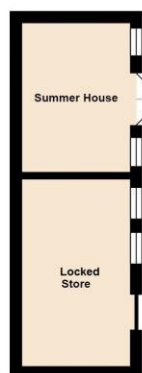


First Floor



Total Area: 108.8 m²

All contents, positioning & measurements are approximate and for display purposes only

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

16 Sweet Briar Court Astbury, ASTBURY CHESHIRE CW12 4GY	Energy rating: C Certificate number: 8358-2718-6898-2883-7198
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Property type: Detached house
Total floor area: 80 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/landlords-obligations-under-the-energy-efficiency-related-qualifications>

Energy efficiency rating for this property
This property's current energy rating is C. It has the potential to be B.
[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.
Properties are given a rating from A (most efficient) to G (least efficient).
Properties are also given a score. The higher the number the better your fuel 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

16 Sweet Briar Court
Astbury, Congleton, Cheshire CW12 4GY

Selling Price: £325,000

- MODERN THREE BEDROOM DETACHED
- LARGE DINING KITCHEN
- STYLISH BATHROOM & EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING FOR 2 CARS
- ENCLOSED REAR GARDEN WITH TIMBER OFFICE/SUMMERHOUSE
- SMALL DEVELOPMENT CLOSE TO ASTBURY MERE
- NO CHAIN

No Chain

A beautifully presented, modern three-bedroom detached residence situated within the exclusive Astbury Meadows Development in the picturesque area of Astbury, Congleton. Built in 2012 by the reputable Bloor Homes, this property combines stylish design with energy-efficient features, making it an ideal family home.

Upon entering, you are greeted by a welcoming reception hall that features a return staircase and a convenient cloakroom. The main lounge offers a spacious and comfortable area for relaxation, while the large dining kitchen is the heart of the home. This contemporary space is equipped with sleek, stylish units and high-quality fitted appliances, with French doors that open out to the attractive rear garden, creating a seamless transition between indoor and outdoor living.

Upstairs, the galleried landing leads to three well-proportioned bedrooms, including a master bedroom with an en suite shower room. A stylish family bathroom serves the remaining two bedrooms.

Externally, the property boasts a driveway with parking space for two cars at the front, while the rear of the home features an enclosed garden, complete with a professionally constructed timber office/summerhouse—perfect for working from home or as a relaxing retreat.



Location & Amenities: Astbury Meadows offers the perfect blend of rural charm and modern convenience. The development is discreetly tucked away, yet it provides easy access to a range of local amenities. The highly commended Astbury St Mary's Church of England Primary School, Astbury Golf Club, and the popular Glebe Farm with its rural shops and café are all within close proximity. The nearby Egerton Arms Country Inn offers a warm atmosphere with real ales and fine food. For those who enjoy outdoor activities, the area is surrounded by safe rural walks, including the Macclesfield Canal and Mow Cop, ideal for exploring the stunning Cheshire countryside.

Congleton Town: Just a short distance away, Congleton town offers a vibrant mix of cultural and leisure activities. The town is home to the Daneside Theatre, regular markets, and the annual Jazz & Blues Festival. Astbury Mere Country Park provides a natural haven for easy exploration, while the town's wide range of restaurants, bars, and shops, including Marks & Spencer, Tesco, and Boots, cater to all your needs. Congleton also offers essential services such as doctors, dentists, and a local hospital.

The town benefits from excellent transport links, including immediate access to the A34 and Congleton Link Road, quick connections to the M6 Motorway, and proximity to Manchester International Airport and Crewe's major rail hub.



This modern, well-appointed home is perfect for families seeking a blend of contemporary living in a peaceful, countryside setting.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : Steel skinned entrance door with double glazed centre panel to:

HALL : Single panel central heating radiator. 13 Amp power points. Spindled staircase to first floor with deep recessed understairs store cupboard.

CLOAKROOM : PVCu double glazed window to front aspect. Modern white suite comprising: low level w.c., and pedestal wash hand basin with tiled splashback. Single panel central heating radiator.

LOUNGE 15' 5" x 10' 9" (4.70m x 3.27m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point.

DINING KITCHEN 17' 8" x 11' 0" (5.38m x 3.35m): PVCu double glazed window to rear aspect. Extensive range of highly polished natural wood effect eye level and base units with grey slate effect preparation surfaces over with one and a half bowl stainless steel single drainer sink unit inset with mixer tap. Built in Hotpoint 4 ring electric hob with black glass splashback having Hotpoint extractor hood over with built in Hotpoint double electric oven and grill. Integrated fridge, freezer, dishwasher and washing machine. Cupboard housing gas central heating boiler. Single panel central heating radiator. 13 Amp power points. Slate effect floor tiles. PVCu double glazed French doors opening onto the rear garden.

First floor :

GALLERIED LANDING : 13 Amp power points. Deep recessed linen cupboard. Access to roof space.



BEDROOM 1 FRONT : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Range of two double fitted wardrobes to each with mirrored sliding doors.

EN SUITE : Low voltage downlighters inset. White suite comprising: low level w.c., pedestal wash hand basin with tiled splashback and mirror above and shower cubicle housing a Triton 280 electric shower with glass bi-fold shower door. Single panel central heating radiator. Extractor fan. Electric shaver point.

BEDROOM 2 REAR 10' 5" x 8' 10" (3.17m x 2.69m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Sharps fitted wardrobes with mirrored sliding doors.

BEDROOM 3 REAR 8' 7" x 6' 9" (2.61m x 2.06m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM : Low voltage downlighters inset. Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath. Single panel central heating radiator. Extractor fan. Textured white tiles to splashbacks.

Outside :

FRONT : Feature oval slate landscaping. Path to front door with open storm porch. Side tarmac driveway providing parking for two cars.

REAR : Paved patio garden with Indian stone flags. Well stocked flower beds and borders with decorative slate detailing. Outside garden tap. Halogen light. Gate to side driveway.

PROFESSIONALLY FITTED OLYMPIAN SUMMERHOUSE / OFFICE 10' 5" x 7' 7" (3.17m x 2.31m): Double glazed windows and double doors. Plastered and pleasantly decorated. Power.

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

TENURE : Freehold (subject to solicitors verification).

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

AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: SATNAV: CW12 4GY