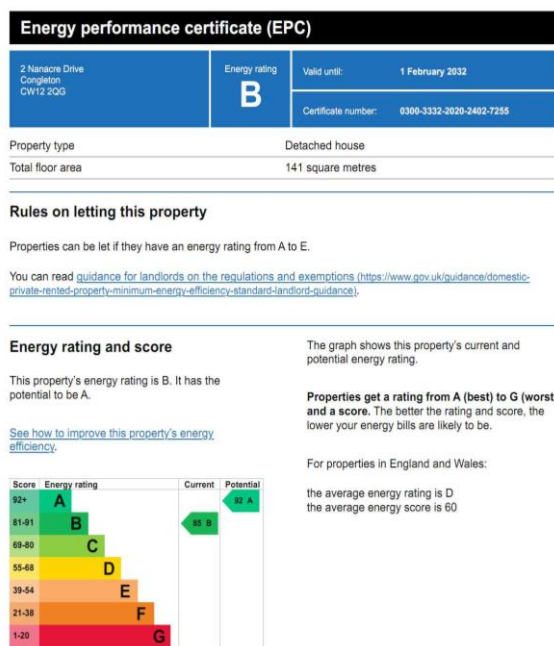




Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and/or 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.

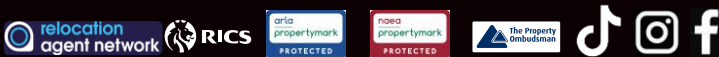


2 Nanacre Drive,
Congleton, Cheshire CW12 2QG

Selling Price: £599,000

- EXQUISITE CONTEMPORARY DETACHED RESIDENCE DESIGNED FOR MODERN FAMILY LIVING
- FOUR GENEROUS DOUBLE BEDROOMS EACH WITH FITTED WARDROBES FOR AMPLE STORAGE
- MASTER BEDROOM WITH DRESSING AREA & LUXURY EN-SUITE
- STYLISH OPEN-PLAN KITCHEN WITH QUARTZ WORKTOPS & ADJOINING UTILITY ROOM
- SUPERB SUN ROOM WITH SELF-CLEANING TINTED GLASS
- GENEROUS LOUNGE & SEPARATE STUDY OR FAMILY ROOM FOR FLEXIBLE LIVING
- BLOCK PAVED DRIVEWAY & CONVERTED GARAGE WITH UTILITY AREA
- LARGER THAN AVERAGE LANDSCAPED GARDEN WITH ARTIFICIAL GRASS
- PREMIUM LOCATION WITH EASY ACCESS TO THE CANAL & CHESHIRE COUNTRYSIDE
- NO ONWARD CHAIN

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Timothy a brown

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FOR SALE BY PRIVATE TREATY (Subject to contract)

An Exceptional Home in a Premier Location - Nestled in a tranquil cul-de-sac within the award-winning *Hudson Meadows* development, this exquisite residence—*The Douglas* by Bloor Homes—represents one of the developer’s most prestigious property styles. Renowned for its architectural elegance and superior craftsmanship, Hudson Meadows has become a flagship site for Bloor Homes, and this particular home stands out as a true showcase of luxury living.

Enhanced well beyond show home standards by its current owners, this property boasts a wealth of premium upgrades, including a beautifully constructed sunroom and professionally landscaped gardens designed for both relaxation and entertaining. All lighting and window treatments are remaining, including Venetian blinds, Roman blinds, and curtains which are handmade using luxurious Harlequin fabrics from John Lewis, complemented by high-end curtain poles and light fittings sourced from John Lewis and The Home Library in Wilmslow.

Exterior & Grounds
Set behind a manicured low-level box hedge, a central pathway leads to the welcoming front entrance. To the side is a Tegula concrete block driveway that culminates at a garage with a rear utility section and side access. The rear garden is a private oasis, landscaped with meticulous attention to detail. It features:

- Porcelain tiled patio and gazebo flooring
- Artificial lawn for low-maintenance elegance
- A wood-fired hot tub for year-round indulgence
- A stylish gazebo ideal for alfresco dining and entertaining

Interior Highlights
Step inside to a grand hallway that immediately impresses with:

- Oak internal doors
- Ceramic tiled flooring
- Elegant staircase and access to all principal ground floor rooms

The ground floor includes:

- A formal lounge
- A versatile study/family room—perfect for remote working or unwinding
- A cloakroom
- A stunning open-plan kitchen with premium appliances, flowing into a spacious dining area
- A utility room



- Double doors leading to a newly constructed sunroom with self-cleaning, tinted glass, seamlessly connecting indoor and outdoor living

First Floor Accommodation
The central landing leads to four generously sized double bedrooms, all with fitted wardrobes. Two bedrooms benefit from en-suite facilities, while the master suite offers:

- A dedicated dressing area
- Luxuriously upgraded en-suite bathroom

A stylish family bathroom completes the upper level.

Location & Lifestyle
Hudson Meadows enjoys a privileged position on the edge of Congleton, bordered by open countryside and scenic landmarks such as the Macclesfield Canal and Bosley Cloud. The development is within walking distance of a well-regarded primary school and a charming local pub.

Congleton town centre is less than 2 miles away, offering a vibrant mix of shops, restaurants, and nightlife. The nearby retail park features M&S Food, Tesco, and a newly built leisure centre.

For commuters, Congleton railway station provides excellent connectivity, while junctions 17 and 18 of the M6 are easily accessible. Manchester Airport is just 18 miles away.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE HALLWAY : A large, welcoming entrance hallway having composite front door with access to the ground floor principal rooms. Double panel central heating radiator. 13 Amp power points. Understairs storage cupboard and further storage cupboard. Tiled floor with fitted doormat. Stairs to first floor.

CLOAKROOM 3' 6" x 5' 2" (1.07m x 1.57m) : Centre ceiling light. White suite comprising: Low level W.C. with push flush, wall hung wash hand basin with chrome mixer tap. Double panel central heating radiator. Extractor fan. Tiled floor.

STUDY/FAMILY ROOM 10' 7" x 7' 0" (3.22m x 2.13m) : Potential snug having two PVCu double glazed windows to dual aspects with one way privacy film and John Lewis Roman blinds. Double panel central heating radiator.

LOUNGE 18' 11" x 12' 0" (5.76m x 3.65m) : PVCu double glazed window to front aspect with Venetian blind and one way privacy film. Curtain pole with Harlequin fabric curtains. Two double panel central heating radiators. 13 Amp power points.

OPEN PLAN DINING KITCHEN 13' 9" x 16' 7" (4.19m x 5.05m) : Low voltage downlighters inset. Two drop down lights from The Home Library in Wilmslow over the dining area. Two PVCu double glazed windows to rear aspect with John Lewis Roman blinds and PVCu double glazed French doors with access to the Sun Room, having recently fitted Luxaflex blinds. Beautifully upgraded kitchen



comprising of a range of eye level and base units with quartz worktops with upstands, splashbacks and LED under unit lighting, incorporating a 1.5 bowl single drainer sink unit with chrome mixer taps over. Integrated dishwasher. Integrated AEG double oven, AEG gas hob with stainless steel extractor hood over. Integrated fridge and separate freezer. 13 Amp power points.

UTILITY ROOM 5' 3" x 5' 2" (1.60m x 1.57m) : Low voltage downlighters inset. PVCu double glazed window to side aspect with one way privacy film and Venetian blind. A range of eye level and base units which matches the kitchen with laminate worktops over and upstands. Space and plumbing for a washing machine and tumble dryer. Unit housing gas central heating boiler. Extractor fan. Double panel central heating radiator. 13 Amp power points. Tiled floor.

SUN ROOM/MORNING ROOM 11' 0" x 9' 8" (3.35m x 2.94m) : Self cleaning tinted glass overlooking rear garden. with door. Smart electric heater. 13 Amp power points. Tiled floor.

FIRST FLOOR LANDING : Access to roof space, with light. Access to principal rooms. 13 Amp power points. Storage cupboard with hanging space and shelving.

MASTER BEDROOM 10' 11" x 14' 8" (3.32m x 4.47m) max into dressing room : PVCu double glazed window to side aspect having one way privacy film and John Lewis Roman blind. Curtain pole with Harlequin fabric curtains. Double panel central heating radiator. 13 Amp power points.

DRESSING ROOM : Walk-in dressing area comprising of quality fitted wardrobes with fitted sliding wardrobe doors, each with a mirrored door and floor to ceiling storage.

EN-SUITE 6' 0" x 7' 7" (1.83m x 2.31m) : Low voltage downlighters inset. PVCu double glazed opaque window to side aspect with Venetian blind. Modern white suite comprising: Low level W.C. with push flush, wash hand basin with chrome mixer tap set in vanity unit with storage beneath and double width shower cubicle with power shower and separate rainfall shower head over. Chrome heated towel radiator. Extractor fan. Partly tiled walls. Tiled floor.

BEDROOM TWO 11' 9" x 8' 0" (3.58m x 2.44m) : PVCu double glazed window to front aspect with one way privacy film and John Lewis Roman blind. Curtain pole with Harlequin fabric curtains. Fitted wardrobe with fitted sliding wardrobe doors, each with a mirrored door and floor to ceiling storage. Double panel central heating radiator.

EN-SUITE 7' 4" x 5' 1" (2.23m x 1.55m) : Low voltage downlighters inset. PVCu double glazed opaque window to front aspect with Venetian blind. Modern white suite comprising: Low level W.C. with push flush, wall hung wash hand basin set on vanity unit with storage underneath and double width shower cubicle with electric power shower. Chrome heated towel radiator. Extractor fan. Partly tiled walls. Tiled floor.

BEDROOM THREE 12' 3" x 8' 8" (3.73m x 2.64m) : PVCu double glazed window to rear aspect with Roman blind. Fitted wardrobe with fitted sliding wardrobe doors, each with a mirrored door and floor to ceiling storage. Double panel central heating radiator.



BEDROOM FOUR 9' 10" x 8' 11" (2.99m x 2.72m) : PVCu double glazed window to front aspect with one way privacy film and Roman blind. Triple fitted wardrobe with fitted sliding wardrobe doors, one being a mirrored door, and floor to ceiling storage. Double panel central heating radiator.

FAMILY BATHROOM 10' 2" x 6' 2" (3.10m x 1.88m) : Low voltage downlighters inset. PVCu double glazed opaque window to side aspect with Venetian blind. White modern suite comprising: Low level W.C. with push flush, wash hand basin sat on a vanity unit with storage underneath, panelled bath with separate shower attachment and double width shower cubicle with power shower. Chrome heated towel radiator. Extractor fan. Shaver point. Partly tiled walls. Tiled floor.

Outside :

FRONT : Set behind a beautifully maintained low-level box hedge, the front of the property offers a charming and inviting approach. A central pathway leads directly to the welcoming entrance, framed by neat landscaping that enhances the home's kerb appeal.

SIDE : To the side of the property, a high-quality Tegula concrete block driveway provides ample off-road parking and leads to the:

GARAGE 14' 3" x 10' 4" (4.34m x 3.15m) internal measurements : Replaced with new up and over door. The rear has been converted to create a utility area. Side door. 13 Amp power points. Door to:

UTILITY AREA 10' 4" x 5' 9" (3.15m x 1.75m) : Having eye level and base units, shelving and space for fridge freezer with storage above. 13 Amp power points.

REAR : The rear garden is a private sanctuary, thoughtfully landscaped for both relaxation and entertaining. It boasts a porcelain tiled patio and gazebo flooring, a low-maintenance artificial lawn, a wood-fired hot tub for year-round enjoyment, and a stylish gazebo perfect for alfresco dining and social gatherings. Double timber gates discreetly enclose a dedicated bin storage area, while solar lighting to the gazebo and tree areas add convenience and ambiance to this beautifully designed space.

TENURE : Freehold (subject to solicitor's verification). £235.92 per annum service charge for development communal areas.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: F

DIRECTIONS: SATNAV CW12 2QG

