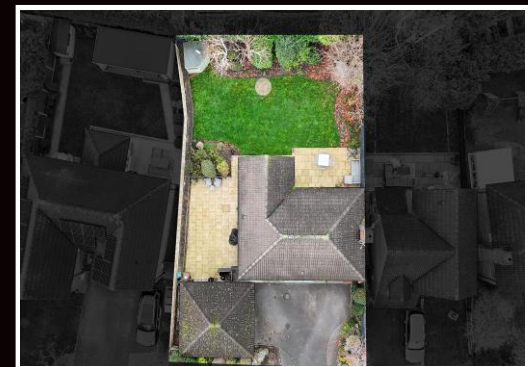




Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and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

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15 Valley View,
Congleton, Cheshire CW12 4EN

Selling Price: £475,000

- STYLISH DETACHED HOME ON PRESTIGIOUS WOODLANDS DEVELOPMENT
- FOUR DOUBLE BEDROOMS WITH FITTED WARDROBES
- LUXURY PRINCIPAL SUITE WITH JULIETTE BALCONY & REFITTED EN-SUITE
- GENEROUS LOUNGE WITH FRENCH DOORS TO PRIVATE GARDEN
- PRIVATE DINING ROOM PERFECT FOR ENTERTAINING
- STYLISH BREAKFAST KITCHEN WITH OAK WORKTOPS AND INTEGRATED APPLIANCES
- DETACHED DOUBLE GARAGE WITH EXTENDED DRIVEWAY PARKING
- LARGE ENCLOSED GARDEN WITH PATIO, LAWN AND SIDE ACCESS
- POTENTIAL TO EXTEND (STC)
- CLOSE PROXIMITY TO SCHOOLS, SHOPS & AMENITIES

FOR SALE BY PRIVATE TREATY (Subject to contract)

Stylish 4-Bedroom Detached Home on Prestigious Woodlands Development.

Positioned on the highly regarded Woodlands development, this exceptionally presented modern four-bedroom detached home offers spacious living, contemporary finishes, and a location that perfectly balances lifestyle and convenience. Just a short walk from Congleton town centre and steps away from the acclaimed fine dining experience at The Orange Tree, this property is a true gem for families, professionals, or those seeking refined suburban living.

Key Features:

- Spacious, light-filled interiors with high-quality modern finishes throughout.
- Breakfast kitchen with hi-gloss units, natural oak worktops, engineered oak flooring and integrated appliances.
- Generous lounge overlooking the enclosed landscaped garden.
- Private dining room – ideal for entertaining.
- Four well-proportioned double bedrooms each with fitted wardrobes, including a principal suite with Juliette balcony and luxury refitted en suite.
- Detached Double Garage and extended driveway with parking for 2-3 vehicles.
- Large privately enclosed rear garden with patio, lawn, and side access.

Inside the Home:

Step through into a welcoming hallway with engineered oak flooring and guest cloakroom, giving access to a beautifully appointed lounge featuring a living flame gas fire with marble effect surround and French doors opening into the rear gardens. On the opposite side of the hallway is the private dining room – perfect for those intimate dining occasions.

The heart of the home is the breakfast kitchen, which enjoys a lovely garden aspect, finished with natural oak worktops, integrated appliances and French doors which open directly onto the rear patio. The adjacent utility offers further practicality.



Upstairs, you'll find four generous double bedrooms, each with built-in wardrobes. The principal bedroom with feature high angular ceilings boasts fitted wardrobes and a Juliette balcony, which enjoys an aspect over rear gardens, and a luxuriously refitted en suite. A modern family bathroom completes the accommodation.

Outside:

The property is set behind a wide tarmac driveway providing ample parking. The detached double garage offers additional storage, secure parking or could easily be used as a gym or even a work from home office.

To the rear, enjoy a generous and private, low-maintenance garden with a paved patio area ideal for alfresco dining and lawns and to one side is a large enclosed amenity space, ideal as an additional sitting out area, or even space to allow the property to be extended (stc).

Location:

- Located in one of Congleton’s most sought-after neighbourhoods, this home places you within easy reach of:
- The Orange Tree – a renowned destination for fine dining, practically on your doorstep.
- Congleton town centre – just a short stroll away for shops, cafés, and amenities.
- Excellent transport links, including nearby bus routes and convenient access to the A34 and M6.
- A choice of well-regarded schools, parks, and countryside walks.

This is a rare opportunity to secure a turn-key home in a truly prime location. Early viewing is highly recommended to fully appreciate the quality and setting on offer.

Contact us today to arrange your private viewing.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Canopied storm porch with quarry tiled floor.

RECEPTION HALL 14' 9" x 6' 1" (4.49m x 1.85m) : Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Engineered oak flooring and



architraves and skirting boards. Understairs store cupboard. Return stairs to first floor. Double doors to dining room.

GUEST CLOAKROOM : PVCu double glazed window to front aspect. Modern white suite comprising: Low level W.C. and pedestal wash hand basin. Towel radiator. Limestone effect tiling to half height. Engineered oak flooring and skirting boards.

DINING ROOM 11' 3" x 11' 0" (3.43m x 3.35m) : PVCu double glazed window to front aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Engineered oak flooring and skirting boards.

LOUNGE 19' 0" x 11' 3" (5.79m x 3.43m) : PVCu double glazed window to front aspect. Coving to ceiling. Two double panel central heating radiators. 13 Amp power points. Engineered oak flooring and architraves and skirting boards. Living flame coal effect gas fire set on marble effect hearth and back with rustic fire surround. PVCu double glazed French doors to rear garden.

KITCHEN 11' 2" x 9' 8" (3.40m x 2.94m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Extensive range of hi-gloss eye level and base units having natural oak preparation surfaces over with Belfast sink inset with mixer tap. Built in 4-ring stainless steel gas hob with double electric oven below and extractor hood over. Space and plumbing for washing machine. Integrated fridge/freezer. Mosaic effect tiles to splashbacks. Contemporary style wall mounted radiator. Engineered oak flooring. PVCu double glazed French doors opening to the rear garden.

UTILITY 8' 0" x 5' 6" (2.44m x 1.68m) : Hi-gloss eye level and base units with natural wood effect preparation surfaces over with stainless steel sink unit inset. Space and plumbing for washing machine and tumble dryer. Cupboard housing Worcester gas combi boiler. Contemporary style wall mounted radiator. Engineered oak flooring. Door to side.

First Floor :

GALLERIED LANDING : Return staircase with large picture window at the return with the galleried landing having spindled balustrade. Single panel central heating radiator. Linen cupboard. Access to roof space.

BEDROOM 1 REAR 11' 3" x 10' 1" (3.43m x 3.07m) : High angular ceilings. PVCu double glazed window to side aspect. Double panel central heating radiator. Two built in double wardrobes. 13 Amp power points. Oak effect flooring. PVCu double glazed French doors to Juliette balcony.

EN-SUITE 8' 0" x 5' 0" (2.44m x 1.52m) : PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern white suite comprising: Low level W.C., wash hand basin with mixer tap with drawers beneath and walk-in shower cubicle with glass screen housing a mains fed shower with rainfall shower head. Chrome centrally heated towel radiator. Polished grey tiles to half height and splashbacks. Grey oak effect floor.

BEDROOM 2 REAR 11' 7" x 9' 10" (3.53m x 2.99m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. Built in double wardrobe. Oak effect flooring.



BEDROOM 3 FRONT 11' 6" x 9' 0" (3.50m x 2.74m) into wardrobes : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Built in double wardrobe. Oak effect flooring.

BEDROOM 4 FRONT 11' 7" x 9' 0" (3.53m x 2.74m) into wardrobes : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Built in double wardrobe. Oak effect flooring.

BATHROOM 6' 8" x 5' 7" (2.03m x 1.70m) : PVCu double glazed window to front aspect. Modern white suite comprising: Low level W.C., resin wash hand basin with drawers beneath and panelled bath with glass shower screen and fitted thermostatically controlled mains fed shower with rainfall shower head and attachment. Centrally heated towel radiator. Grey marble effect tiles to half height and splashbacks. Matching floor tiles with electric underfloor heating.

Outside :

FRONT : Extensive tarmacadam driveway with parking for 3-4 vehicles. Planted borders.

SIDE : To one side is a large paved amenity space to suit a variety of purposes including dog run, private sitting out area and even space to allow the property to be extended (STC).

REAR : Extending from the rear of the property is a paved patio perfect for alfresco entertaining beyond which are lawned gardens bound with shaped flower borders and encompassed with timber fencing. Cold water tap.

DETACHED DOUBLE GARAGE 17' 7" x 16' 0" (5.36m x 4.87m) internal measurements : Electrically operated up and over door. Power and light. Overhead storage.

TENURE: Freehold (subject to solicitor's verification). Service charge of £50 per annum to the management company for maintenance of development communal areas.

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

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

TAX BAND: E

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4EN

