



236a Congleton Road North, Staffordshire, ST7 3HQ

Offers over £650,000

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"Luxury must be comfortable, otherwise it is not luxury" ~ Coco Chanel

This stunning five-bedroom executive new build offers space, style and comfort in equal measure. Featuring a fabulous open-plan dining kitchen with Neff appliances, two en-suites, underfloor heating and an integral double garage. Enjoy a spacious lounge, large private garden and a premium finish throughout – the perfect forever home for modern family living.

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Denise White Estate Agents Comments

This outstanding five-bedroom detached new build offers executive living at its finest, combining contemporary design with luxurious finishes throughout. Set within a exclusive development of just two new homes, the property boasts generous proportions, high-end features and an attention to detail that sets it apart.

Step inside to a welcoming Entrance Hall, from which an oak and glass staircase climbs to the First Floor and oak doors lead on to the Lounge, Dining Kitchen and Integral Garage. The Lounge is positioned to the front of the property; a spacious room with a classic bay window, allowing natural light to flood in. To the rear, a show-stopping Dining Kitchen forms the heart of the home – beautifully fitted with painted wooden units, sleek quartz work surfaces and premium "Neff" integrated appliances. Ideal for entertaining and everyday family life, this space flows effortlessly onto the garden through imposing bi-fold doors which seamlessly blend internal living with the great outdoors. A separate utility room and a downstairs WC add convenience and practicality, with underfloor heating throughout the ground floor enhancing comfort.

Upstairs, five well-proportioned double bedrooms provide plenty of room for a growing family. The Principle Bedroom benefits from a spacious Dressing Room and En-Suite Shower Room, positioned to the front of the property adjacent to Bedroom Two, which also features an En-Suite Shower Room, while a chic family bathroom serves the remaining bedrooms.

Outside, the property enjoys a large enclosed rear garden with a spacious patio and lawn – perfect for outdoor dining and play. A driveway and an integral double garage which features an electric car charging point, complete the picture of a truly exceptional family home.

Located in a well established and highly regarded residential area, within easy reach of local shops, schools and amenities, and with excellent road links

to the Market Town of Congleton, Sandbach, Stoke on Trent and M6 Motorway Junction 16.

Entrance Hall

6'2" max x 14'11" (1.88 max x 4.55)

Composite entrance door to the front aspect. Stairs off leading to the first floor. Internal door leading to the integral double garage. Underfloor heating. Ceiling light. Under stairs storage. Doors leading into:-

Lounge

19'5" x 12'11" (5.94 x 3.94)

Underfloor heating. uPVC bay window to the front aspect. Ceiling light.

Dining Kitchen

30'7" x 11'3" (9.34 x 3.44)

Fitted with a range of high quality 'Howdens' wall and base units with quartz work surfaces over incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Integrated 'Neff' appliances including a five ring gas hob with extract over, double electric oven and microwave. Space for American style fridge freezer. LVT herringbone flooring with underfloor heating. Bi-fold doors leading to the rear garden. uPVC window to the rear aspect. Ceiling spotlights. Door leading into:-

Utility Room

7'4". 6'0" (2.26. 1.85)



Fitted with high quality 'Howdens' wall and base units with quartz worksurface over. Plumbing for automatic washing machine. Space for condensing

tumble dryer. Tiled flooring with underfloor heating. Composite door to the side aspect. Ceiling light. Door leading into:–

WC

6'0" x 4'8" (1.84 x 1.44)



Fitted with a back to wall WC and wall mounted wash hand basin. Tiled flooring with underfloor heating. Part tiled walls. Obscured uPVC window to the rear aspect. Ceiling light.

First Floor Landing

Feature oak and glass balustrades. Radiator. Airing cupboard off housing the hot water cylinder and providing ample storage. Two ceiling lights. uPVC window to the front aspect. Loft access. Doors leading into: –

Bedroom One

16'4" x 9'6" (4.98 x 2.92)



Radiator. uPVC window to the front aspect. Ceiling light. Doors leading into: –

Dressing Room

7'11" x 7'6" (2.43 x 2.30)

Radiator. Ceiling light.

Ensuite

8'8" max into shower x 5'8" max (2.66 max into shower x 1.75 max)



Fitted with a walk-in shower with drencher showerhead, back to wall WC and wall mounted wash hand basin. Fully tiled walls. Wall mounted heated towel rail. Ceiling light. Obscure uPVC window to the side aspect.

Bedroom Two

12'11" x 11'8" (3.95 x 3.58)



Radiator. uPVC window to the front aspect. Ceiling light. Door leading into: –

Ensuite

8'9" max into shower (2.69 max into shower)



Fitted with a suite comprising of double shower cubicle with drencher showerhead, back to wall WC and wall mounted wash hand basin. Herringbone style vinyl flooring. Fully tiled walls. Obscured uPVC window to the side aspect. Wall mounted heated towel rail. Ceiling spotlights.

Bedroom Three

11'3" x 10'0" minimum (3.44 x 3.06 minimum)



Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Four

13'1" max x 8'10" extending to 12'1" max (4.01 max x 2.71 extending to 3.70 max)



Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Five

10'0" x 7'11" (3.05 x 2.43)



Radiator. uPVC window to the rear aspect. Ceiling light.

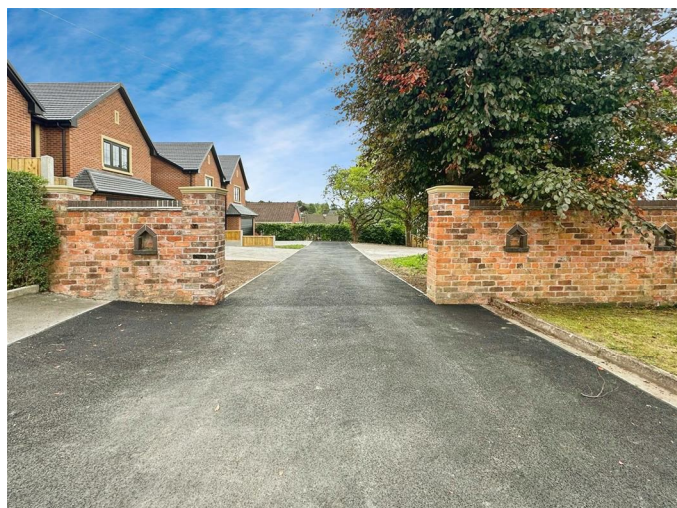
Family Bathroom

7'0" x 7'1" (2.15 x 2.17)



Fitted with a suite comprising of panelled bath with shower over, back to wall WC and wall mounted wash hand basin. Herringbone style vinyl flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling spotlights.

Outside



To the front of the property there is a tarmac driveway which provides off road parking for two vehicles and leads to the Integral Double Garage. Gated access to the side of the property leads to the rear garden.

Double Garage

18'0" x 16'6" (5.51 x 5.03)

Electric roller door to the front aspect. Electric car charging point. Power and light. Internal door leading to the entrance hall.

Garden

To the rear of the property there is an excellent sized private and enclosed garden, which features a paved patio seating area which overlooks a sizeable lawn, providing the perfect space for both relaxation and play!

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: TBC
No chain involved with the sale

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the

property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

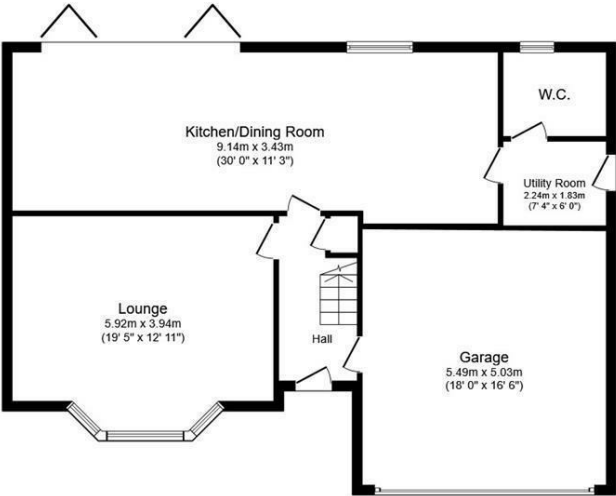
You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

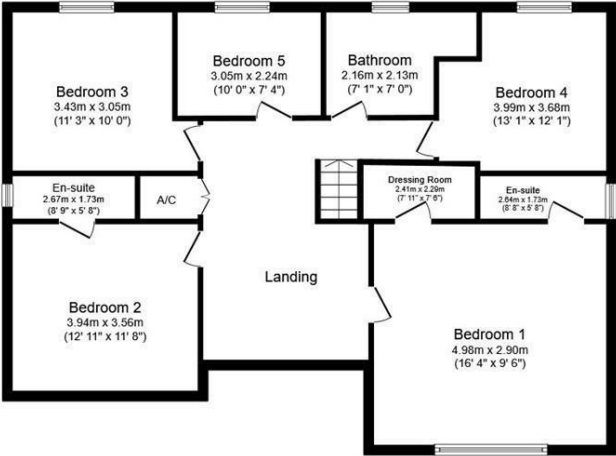
Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan



Ground Floor
Floor area 106.9 sq.m. (1,150 sq.ft.)



First Floor
Floor area 108.1 sq.m. (1,164 sq.ft.)

Total floor area: 215.0 sq.m. (2,314 sq.ft.)

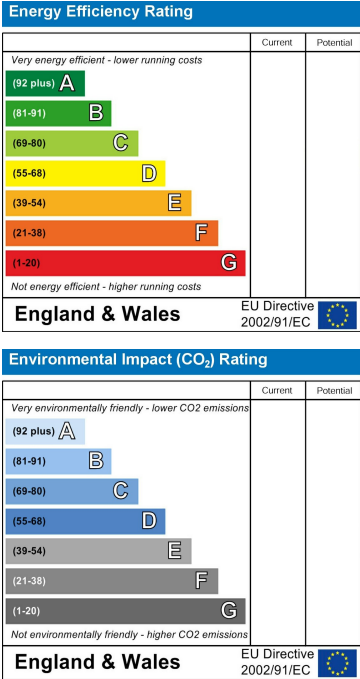
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.