



# JAMES PARSONS

POWERED BY  
**exp** UK

☎ 01260 643 593

📞 07769 625 632

✉ [james.parsons@exp.uk.com](mailto:james.parsons@exp.uk.com)

🌐 [jamesparsons.exp.uk.com](http://jamesparsons.exp.uk.com)

Yew Crescent, Somerford, Congleton, CW12 4ZG

Offers Over £525,000

4 2 2



Quote Ref: JP0881 - Situated in the highly sought after area of Somerford, this well designed family home is located within a popular residential development, recently built by award winning David Wilson Homes in 2018. Occupying a good sized plot on the outskirts of Congleton with a semi-rural feel, whilst still benefitting from main transport links including the new Congleton Bypass. West Heath Shopping Centre is a short drive away and within this locality there is an excellent selection of local Primary Schools and Congleton High School.

Viewing is essential to fully appreciate this magnificent family home, which offers deceptively spacious accommodation and enjoys a bright and airy feel. In brief the property comprises of a generous Reception Hall with access to a Downstairs W.C and an understairs storage cupboard. The Lounge is an excellent size with a feature bay window to the front aspect. The dining family kitchen is over 20ft in width and is fitted with an excellent range of units, with integrated appliances and has ample space for a dining table, there is also a feature large double glazed bay window with double doors to the garden. There is a flexible room which could be used in a number of ways either as a study or a sitting/family room. In addition there is a useful Utility Room.

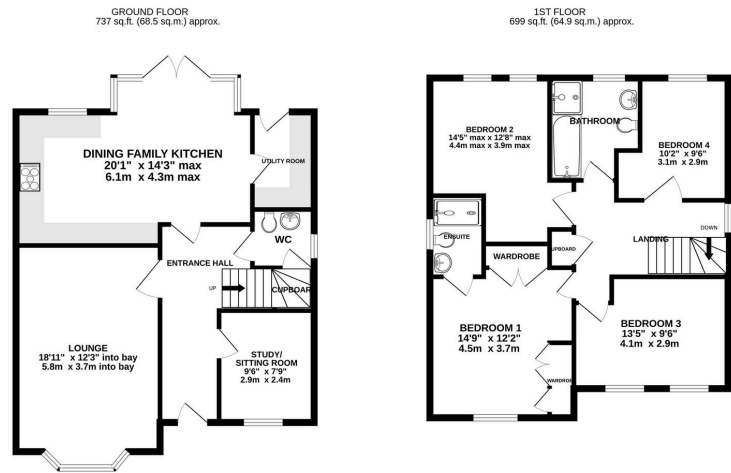
The First Floor is equally as impressive with a spacious Landing giving access to all Four Bedrooms. The stunning Master Bedroom offers ample space for a dressing area, as well as an excellent range of bespoke fitted wardrobes and an Ensuite Shower Room. There are three further well proportioned Bedrooms, which are complemented by the Family Bathroom which has a fitted four piece suite, to include a separate shower cubicle.

To the front there is a double width driveway, which has ample parking for potentially 6 vehicles and leads to the Detached Double Garage. There is a low maintenance lawn area which allows for a wonderful relaxing space overlooking the front aspect. To the rear of the property there is a good sized private garden with flower beds, which enjoys a sunny aspect and is perfect for alfresco dining. The garden is fully enclosed with fencing making this a great area for all the family. Additionally this substantial home benefits from Gas Fired Central Heating and UPVC Double Glazing.

Council Tax Band 'E'

TENURE - We understand from the vendor that the property is FREEHOLD.





TOTAL FLOOR AREA: 1436 sq.ft. (133.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of each, including, but not any other terms or representations and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Hergo 10/2014

- An executive detached family home
- Highly Convenient Location
- Large bay fronted Lounge
- Impressive Dining Family Kitchen
- Superbly Presented Spacious Accommodation
- Open Aspect to Front
- Large Driveway and Double Garage
- Study/Sitting Room
- Private Garden
- Constructed by award winning developer David Wilson Homes



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# JAMES PARSONS