



15 ELMWOOD DRIVE, CONGLETON, CW12 4QY

OFFERS OVER £475,000



STEPHENSON BROWNE



Stephenson Browne are absolutely delighted to offer For Sale this stunning family home situated on a fantastic corner plot, in a recently built and sought after area. Lets begin with the location, built approximately 2 years ago by the popular builders 'Seddon's' and comprising of similar style properties, this small development also has the added benefit of being surrounded by greenery and countryside, a walkers paradise! There are plenty of fantastic walks on your door step over Loach Brook into the fields with easy access to many places such as Astbury Garden Centre.

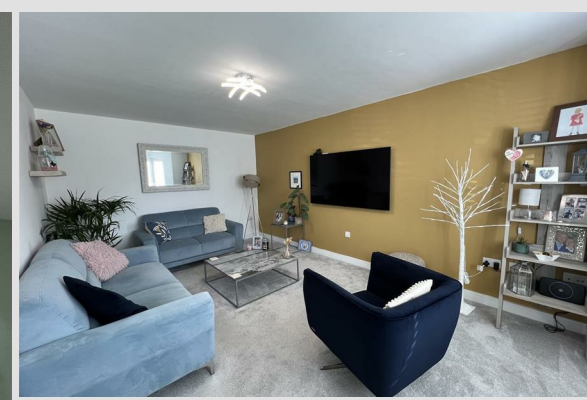
As well as having shops and local amenities close by at West Heath Shopping Precinct, you are also within walking distance of two great schools, Congleton High School and Quinta Primary.

The current owners have cherished this home, with ample upgrades throughout including flooring, kitchen appliances, Quartz worktops, landscaped gardens and so much more!

Now lets move to the inside of the property, immaculately presented throughout you are welcomed into an entrance hall with access to all ground floor accommodation comprising living room, integral garage and stunning kitchen/dining/family room with Velux windows, bifolding doors to the rear, modern fitted kitchen and island, from here you also have the utility room and WC. To the first floor you have a landing leading to the master bedroom with en suite and built in wardrobe, second and third bedroom with Jack and Jill ensuite, fourth double bedroom and a family bathroom.

Externally to the front of the property is a landscaped laid to lawn garden with a range of shrubs and bushes, alongside a tarmac'd driveway providing off road parking leading to the integral garage. To the rear of the property is a beautifully landscaped and maintained garden comprising laid to lawn area with stunning Indian stone patio and mature borders.

An early viewing is highly recommended to appreciate what this stunning property has to offer!





**Entrance Hall**

**Living Room**

11'0" x 18'3" (into bay)

**Kitchen/Dining Room**

21'9" x 11'3"

Opening into-

**Family Area**

17'9" x 7'9"

**Utility Room**

4'8" x 5'11"

**Downstairs WC**

4'8" x 5'2"

**Integral Garage**

7'11" x 17'4"

**Landing**

**Master Bedroom**

11'10" x 18'0" (into bay)

**En Suite**

6'3" x 5'10"

**Bedroom Two**

11'5" x 11'1"

**Jack & Jill En Suite**

8'2" x 4'7"

**Bedroom Three**

11'3" x 9'8"

**Bedroom Four**

7'6" x 11'6"

**Family Bathroom**

6'11" x 8'0"





## Externally

Externally to the front of the property is a landscaped laid to lawn garden with a range of mature shrubs and bushes, alongside a tarmac' d driveway providing off road parking leading to the integral garage. To the rear of the property is a beautifully landscaped and maintained garden comprising laid to lawn area with stunning Indian stone patio and mature borders.

## Tenure

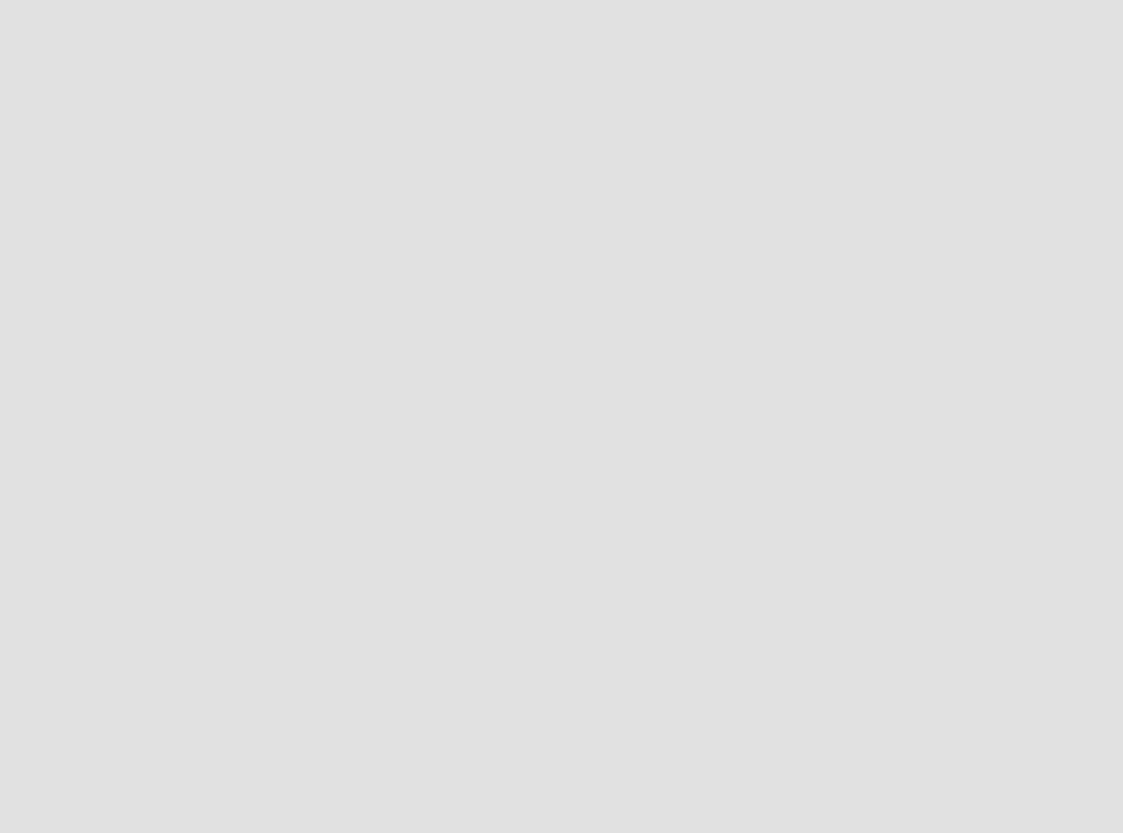
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

## Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

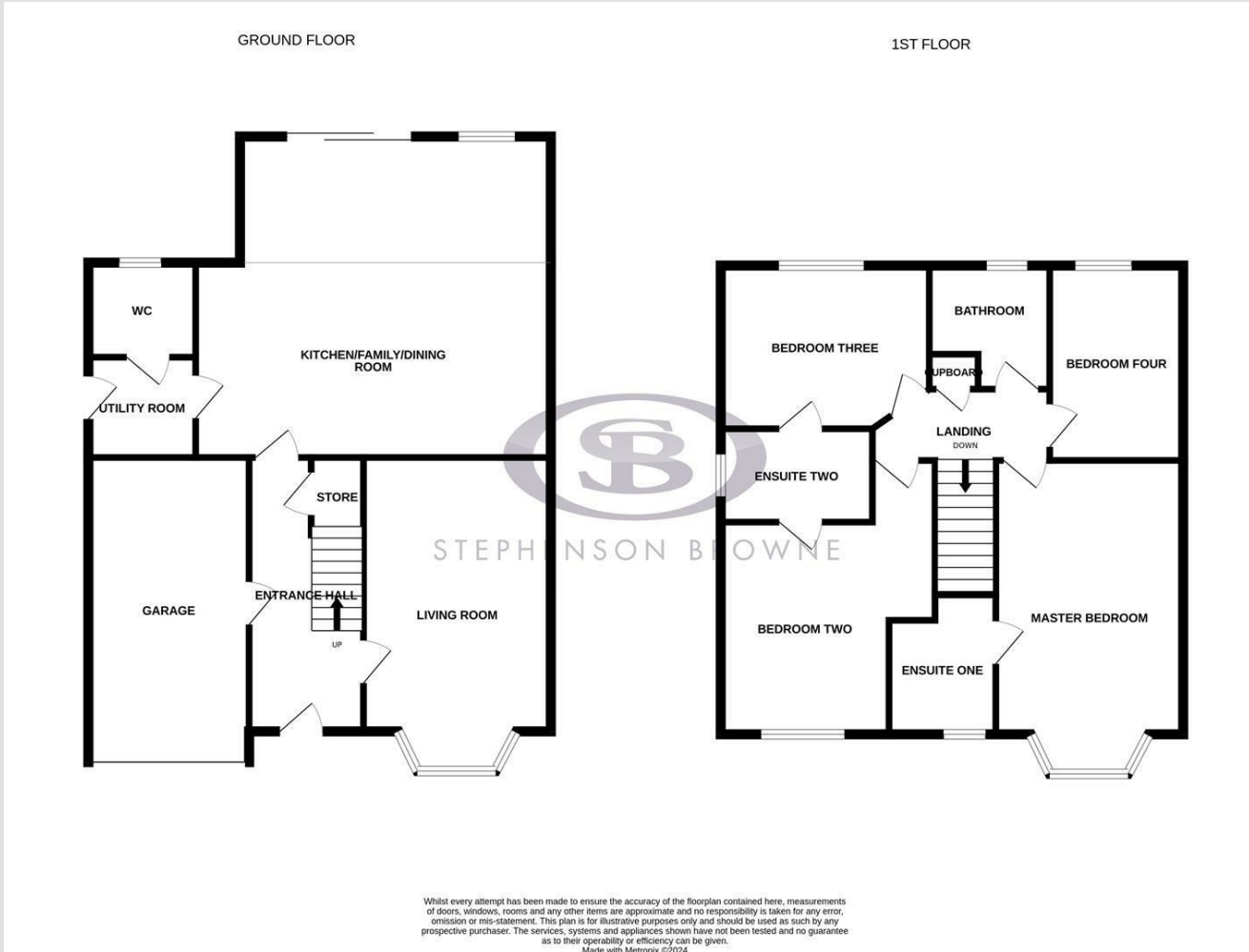








## Floor Plan



## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

21 High Street, Congleton, Cheshire, CW12 1BH  
T: 01260 545600  
E: congleton@stephensonbrowne.co.uk  
W: www.stephensonbrowne.co.uk

