



50 THAMES CLOSE, CONGLETON, CW12 3RL

£479,950



STEPHENSON BROWNE

WOW! Offered for sale with no onward chain and previously featured on Homes Under the Hammer, this outstanding four bed detached true bungalow has been completely taken back to its shell by the current owners and transformed into a home like no other!

No detail has been missed when achieving such a high spec throughout with many remarkable features including high ceilings making this property feel extremely bright and spacious, super-fast fiber broadband, thick insulation throughout the floors, walls and ceiling, under floor heating, Velux skylights, thermostats available in most rooms and ample outbuildings perfect for storage or to transform into a home office.

You are firstly welcomed via the entrance porch which leads into the extensive dining hall providing access into the storage/control room which is the hub for all thermostats, internet, under floor heating and hot water tank, it provides space to fit a considerable sized dining table and French doors leading to the rear make this a bright and open space, perfect for entertaining. From here you can access all further accommodation starting with the stunning fitted Breakfast kitchen with ample appliances, offering space for a four seater table, with direct access into the utility with space and plumbing for a washer and dryer, small fridge and also a fridge freezer, with external door access out onto the garden.

The living room accommodates a gas stove with a feature wooden hearth above giving a snug and homely feel, there are ample windows throughout the room including two Velux skylights that are electronically controlled with sensors to close automatically when it rains. Further on there are four great sized bedrooms, the fourth with versatile use and would make a great study, you also have the modern fitted shower room and contemporary en suite off the master.



The property sits on a brilliant sized plot benefitting off road parking for up to four cars, immaculately landscaped and presented the front provides a bricked driveway which leads up to the garage/workshop and also has a bricked tiered section with paved patio leading up to the front door surrounded with decorative stones, there is gated side access available into the rear of the property from both sides. To the rear you will find a private well maintained garden with so much to offer, it includes three different patio areas, all wonderful to use for outdoor seating to truly enjoy the upcoming summer months and the views beyond Congleton, two tiered laid to lawn areas fenced off with stainless steel fencing for practicality and filled with many different flowers, plants and fruit trees and as mentioned previously there are ample out buildings to this home which can be used for many different uses.

Situated on a popular residential estate, you couldn't get a better location being just a stone throw away from Congleton train station and the Town Centre you are in the midst of many local amenities, great transport links, local walks and schools.

Stephenson Browne highly recommend viewing this impressive home to appreciate all it has to offer!

#### **Entrance Porch**

4'8" x 4'6"

UPVC front entrance door with frosted glass, UPVC double glazed windows surround with frosted glass, carpet flooring, fitted wall light, power points, direct access into the dining hall.

#### **Dining Hall**

20'0" x 12'4"

A delightfully spacious room combining both hallway and dining space as one with space to fit an extra large dining table perfect for entertaining, comprising porcelain tiled flooring, under floor heating, thick floor insulation, two double glazed Velux skylights, double patio doors out onto the rear garden with two UPVC double glazed windows to either side, two ceiling light fittings, satellite TV point, thermostat control, ample power points, access through to all further accommodation.

#### **Lounge**

15'10" x 12'4"

Bright and spacious room with two Velux Skylights both electrically operated and sensors to close automatically for when it rains, three UPVC double glazed windows to the side and front elevation, patio door out onto the rear patio area, ceiling light fitting, two wall light fittings, porcelain tiled flooring, under floor heating, thick floor insulation, thermostat control, gas stove with an oak mantel peice, internet access, satellite TV point, ample power points.

#### **Breakfast Kitchen**

15'8" x 8'11"

You will enter into the breakfast kitchen through pocket doors this room features a wide galley Kitchen comprising wall and base units with quartz work surface over, inset sink with single drainer and half a drainer including mixer tap, induction hob with extractor over, slide and hide eye level oven, integrated dishwasher and bosch fridge, under cupboard downlighters, two wall downlighters, ceiling spotlights, ceiling heat sensitive detector, wall mounted TV bracket with satellite TV access, space for a four seater dining table, Super fast fibre broadband, thermostat control, wall mounted light boxes, UPVC double glazed bay window and two further UPVC double glazed windows, porcelain tiled flooring, under floor heating, thick floor insulation, ample power points.

#### **Utility**

8'11" x 6'9"

Accessed off the kitchen including wall and base units and work surface over, inset sink with single drainer and mixer tap, houses the boiler which has recently been serviced, space and plumbing available for a washer and dryer, porcelain tiled flooring, under floor heating and thick floor insulation, patio door leading out onto the rear garden with frosted glass, space for a fridge freezer and an additional space for a smaller fridge, Velux skylight, extractor fan, main control panel to adjust the under floor heating throughout the property and hot water, ample power points.

#### **Storage / Control Room**

This room is the hub of the main controls for all thermostats, under floor heating, internet and telephone, there is also a hot water tank and options with everything already put in place for you to add an air source heat pump if required,



#### Inner Hall

Access into the master bedroom, second and third bedroom and shower room, porcelain tiled flooring, under floor heating, thick floor insulation, ceiling spotlights, light pipe, power points.

#### Master Bedroom

19'2" x 11'4" max

Brilliant sized room including its own en suite, porcelain tiled flooring, under floor heating, thick floor insulation, large wardrobe with two double compartments and two single compartments, satellite TV and internet access,, two UPVC double glazed window, controller for the heated towel rail in the en suite allowing you to set up your own timer for it, ceiling light fitting, ample power points.

#### En Suite

8'0" x 5'5"

Accessed through via a sliding frosted glass door fitted to save space, three piece modern suite with vanity unit including sink with mixer tap and low level WC, sizeable walk in shower with glass shower door, rainfall shower head and removable shower head, tiled walls throughout, porcelain tiled flooring, under floor heating, thick floor insulation, thermostat, wall mounted heated towel rail, UPVC double glazed opaque window, ceiling spotlights, extractor fan.

#### Bedroom Two

11'9" x 10'10"

UPVC double glazed window, ceiling light fitting, loft access, porcelain tiled flooring, under floor heating, thick floor insulation, satellite TV and internet access, ample power points, thermostat which can also control the under floor heating and hot water throughout the property.

#### Bedroom Three

11'8" x 7'4"

UPVC double glazed window, ceiling light fitting, porcelain tiled flooring, under floor heating, thick floor insulation, satellite TV and Internet access, ample power points.

#### Bedroom Four

9'0" x 8'2"

Versatile room which can be used for many different uses as well as a bedroom, UPVC double glazed window, porcelain tiled flooring, under floor heating, thick floor insulation, ceiling light fitting, satellite TV and internet access, ample power points.



#### Shower Room

7'5" x 5'3"

Three piece suite, hand wash basin with mixer tap, low level WC, walk in shower with sliding glass shower door and removable shower head, wall mounted LED sensor mirror, light pipe, ceiling light fitting, fitted towel rail, feature tiled walls throughout, porcelain tiled flooring, under floor heating, thick floor insulation,

#### Outbuildings

Externally the property benefits from having many different outbuildings including a large workshop which was originally the garage provided with thick insulation throughout the flooring, walls and ceiling, power and electric is accessible including internet access and ceiling light fitting, behind the workshop you will find a small store room with power available. On the top tier of the garden is a wooden shed perfect for storing your garden tools, to the other side of the garden is a larger Olympian Shed fitted with power, electrics, outside electric power points and internet access which can easily be converted into a at home office. In front of the Olympian shed is the greenhouse which also provides electric, internet access and a water butt.



**Externally**

This property enjoys a beautifully and immaculate wrap around garden offering many different features to enjoy. To the right hand side of the garden is a lovely patio area great for outdoor seating including side access out onto the front of the property with a further tiered level which has been made into a lovely flower bed filled with multiple plants and colourful flowers, including two damson plum trees and further up you will find its own vegetable patch area. Coming around to the other side of the garden is a pathway leading to another bricked patio area again great to place some outdoor seating with a water tap fitted externally with the ability to switch on and off from the utility, also fitted with outdoor electric sockets. The two further tiered sections of the garden have been fenced off with stainless steel wire fencing for practicality. On the top tier of the garden you can enjoy stunning views overlooking Congleton edge and the rooftops of the town, a small patio area has also been placed here to enjoy the higher views over the summer months including two other fruit trees. There is an additional stone and gravel area to the bottom which also has side gate access out onto the front of the property.

**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?**

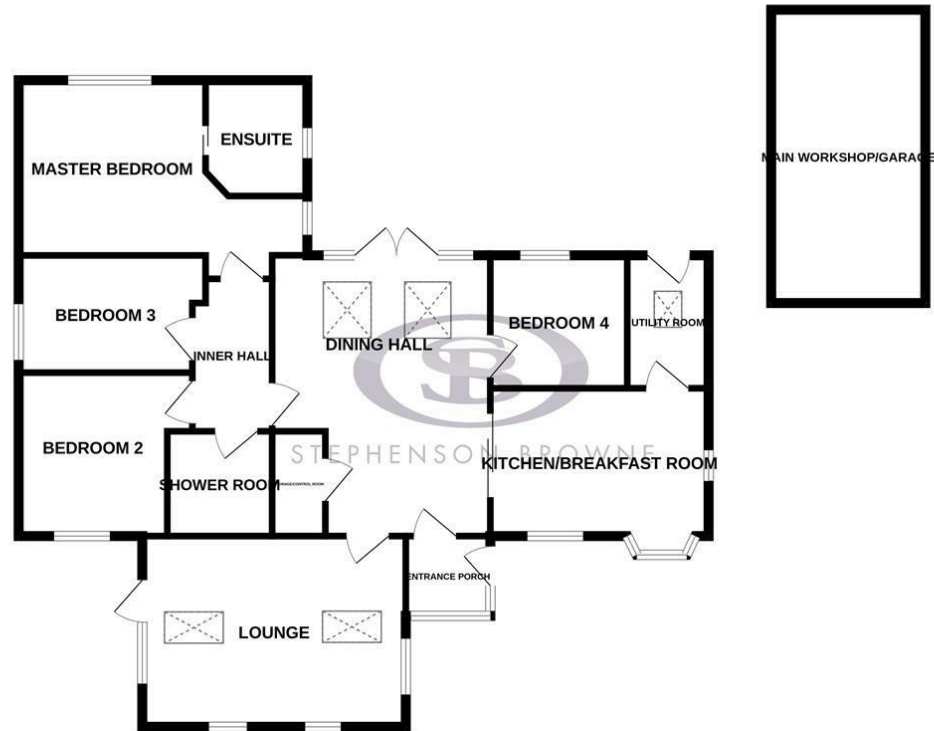
For a FREE valuation please call or e-mail and we will be happy to assist.





## Floor Plan

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	83
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.

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