



5 WHEATFIELD PLACE, EATON, CW12 2JB

£560,000



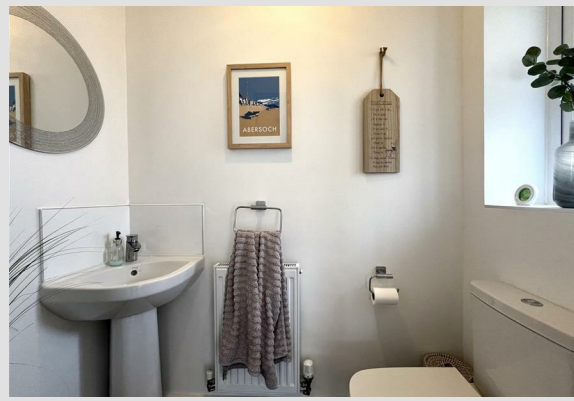
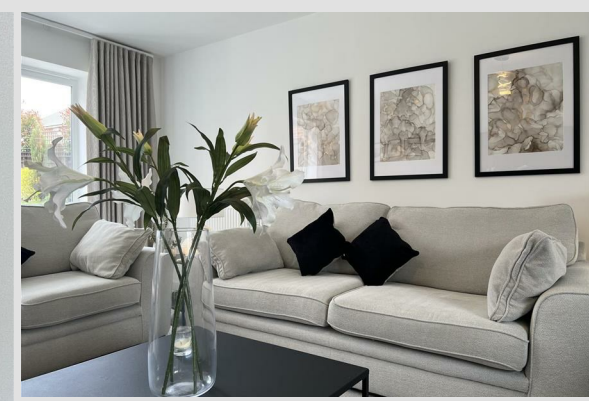
STEPHENSON BROWNE

This luxurious four bed detached family home was built only two years ago by the renowned builders 'Jones Homes', bought from new by the current owners this home has been well loved and features many upgraded extras making the property ready to move straight into! Situated on a sought-after residential estate and tucked away down a quite close, housing the corner plot, this home provides generous accommodation throughout and a spectacular sized garden!

Entering the property, you are firstly welcomed into the entrance hall, giving access to the downstairs WC and all downstairs accommodation. The lounge has been decorated with tasteful décor that has really enhanced the room, creating a bright and airy space with French doors leading out onto the immaculate garden. Prepare to be amazed by the Kitchen/Family/Dining area, a brilliant sized room perfect for entertaining and enjoying with the family, the kitchen has been fitted with high gloss units and quartz work surface, also offering a range of high-quality NEFF appliances including integrated fridge freezer and dishwasher, there are also French doors leading out onto the garden and also direct access into the utility room and integral garage.

To the first floor is a generous sized master bedroom enjoying a stylish ensuite and built in wardrobes, creating maximum storage space, there are also three further bedrooms the fourth also enjoying built in wardrobes, a modern family bathroom with a four-piece suite and two storage cupboards directly off the landing.

Externally to the front of the property is a bricked driveway with parking available for multiple vehicles, also offering two parking spaces in the garage with an electric car charging point, there is a paved pathway that leads up to the front entrance door surrounded by flower beds, also there is access available down both sides of the property leading into garden.



Moving onto the stunning rear... the beautifully landscaped and well maintained garden has been completely transformed by the current owners, creating a patio space made up of porcelain slabs giving multiple options for outdoor seating, perfect for entertaining in the upcoming summer months, further on is a tiered laid to lawn area with one side bordered by mature hedges and trees, being on the corner plot you won't be short of space!

#### **Locally**

Locally you will find many different amenities close by including The Hub, Barn Road retail park, Tesco Extra and Shell Garage. The heart of Congleton Town Centre offers many different and some recently new and upcoming restaurants, bars and pubs with lots of charming cafes, little shops, hairdressers, barbers and of course all essential health care. This property is set on the outskirts of Congleton, ideal for commuting into Manchester/Macclesfield and for accessing the new bypass.

#### **Entrance Hall**

Comprising composite front door with opaque double glazed window to the side, access through to all ground floor accommodation, wood effect flooring, ceiling light fitting, central heating radiator, thermostat, direct access into the downstairs WC, stair access to first floor accommodation.

#### **Lounge**

18'10" x 12'2"

UPVC double glazed French Doors leading out into the rear garden with two UPVC double glazed windows to either side, UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, two central heating radiators, ample power points.

#### **Kitchen/Dining/Family**

35'5" x 13'1"

High spec breakfast bar fitted kitchen comprising high gloss wall and base units with quartz work surface over, quartz splashback, featuring a range of fitted appliances including NEFF five ring gas hob, NEFF extractor hood, NEFF eye level built in oven and microwave, integrated dishwasher and fridge freezer, inset sink with double drainer and mixer tap, under unit lighting, ample appliance space available on the counter tops, ample power points, UPVC double glazed window to the rear elevation, wood effect flooring, ceiling spotlights, direct access into the utility room. The Dining/Family area consists of ceiling spotlights, ceiling light fitting over living space, wood effect flooring, two central heating radiators, under stair storage cupboard ample power points, UPVC double glazed French doors leading out into the rear garden with two UPVC double glazed windows to either side.



### Utility

6'6" x 5'0"

Fitted with the same wall and base units as the kitchen with quartz work surface over, space and plumbing for a washing machine and dryer, ceiling light fitting, fitted clothes rails, wood effect flooring, main thermostat control for the whole house, central heating radiator, ample power points, UPVC double glazed window to the front elevation, provides integral access into the double garage.

### WC

5'1" x 2'5"

Low level WC, hand wash basin with mixer tap and tiled splashback, central heating radiator, UPVC opaque double glazed window to the front elevation, ceiling light fitting, wood effect flooring.

### Landing

Providing access to all first floor accommodation, carpet flooring, ceiling light fitting, central heating radiator, access into two storage cupboards, power points.

### Master Bedroom

16'7" x 12'11"

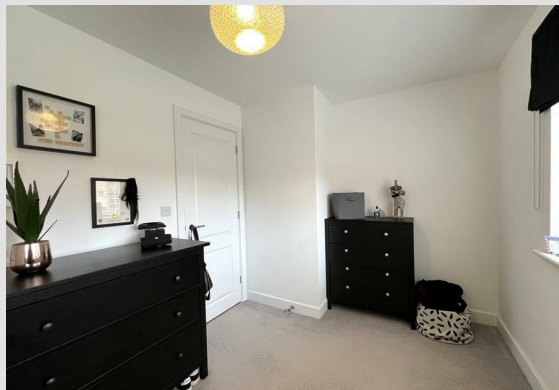
UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, central heating radiator, thermostat, two built in double wardrobes across one wall giving ample storage with sliding doors, ample power points, direct access into the en suite.



### En Suite

6'0" x 5'5" max

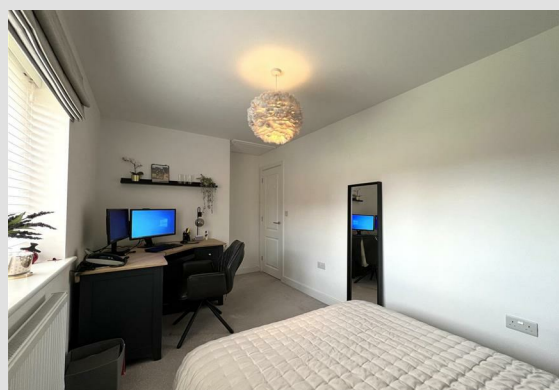
Modern three piece suite with low level WC, hand wash basin with mixer tap, walk in mixer shower with glass shower screen door, tiled splashback and removable shower head, half tiled walls throughout, extractor fan, wood effect flooring, ceiling spotlights, heated chrome towel radiator, UPVC double glazed opaque window to the front elevation.



### Bedroom Two

12'4" x 10'6"

UPVC double glazed window to the front elevation and double glazed window to the side elevation, carpet flooring, ceiling light fitting, central heating radiator, ample power points.



### Bedroom Three

13'8" x 7'11"

UPVC double glazed window to the side elevation, carpet flooring, ceiling light fitting, central heating radiator, ample power points, currently used as a bedroom/at home office.

### Bedroom Four

11'9" x 7'11"

UPVC double glazed window to the side elevation, carpet flooring, ceiling light fitting, central heating radiator, ample power points, built in wardrobes across one wall with sliding doors.



### **Family Bathroom**

17'5" x 5'1"

Luxury four piece suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap and removable shower head, walk in mixer shower with sliding glass shower door, removable shower head and fixed rainfall shower head, half tiled walls throughout, wood effect flooring, ceiling spotlights, extractor fan, heated chrome towel radiator, UPVC double glazed opaque window to the rear elevation.

### **Double Garage**

19'7" x 17'8"

Up and over electric garage door, electric/power, external door to the rear elevation, outside water tap, electric car charging point, space for two vehicles.

### **Externally**

Situated on the corner plot with a bricked driveway leading up to the integral garage providing off road parking for multiple vehicles with parking spaces also available in the garage, there is a paved pathway leading up to the front entrance surrounded by flower beds filled with many different trees plants and bushes, side access is available down both sides of the property. To the side is an extensive garden made up of a large laid to lawn area complemented with mature trees and bushes down one side and a porcelain slab patio area right outside the French doors great to house multiple outdoor seating, the perfect space for entertain and BBQ's in the summer months.

### **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. There is a maintenance charge of £40 per annum for the upkeep of the communal grounds.

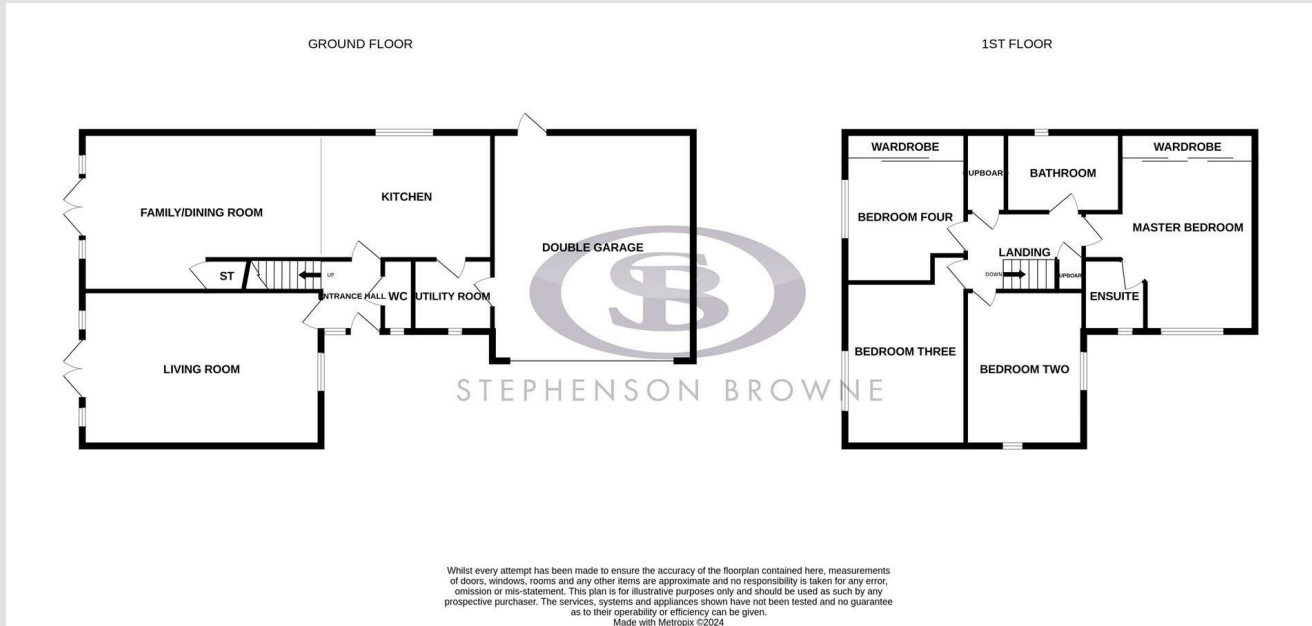
### **Need to Sell?**

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

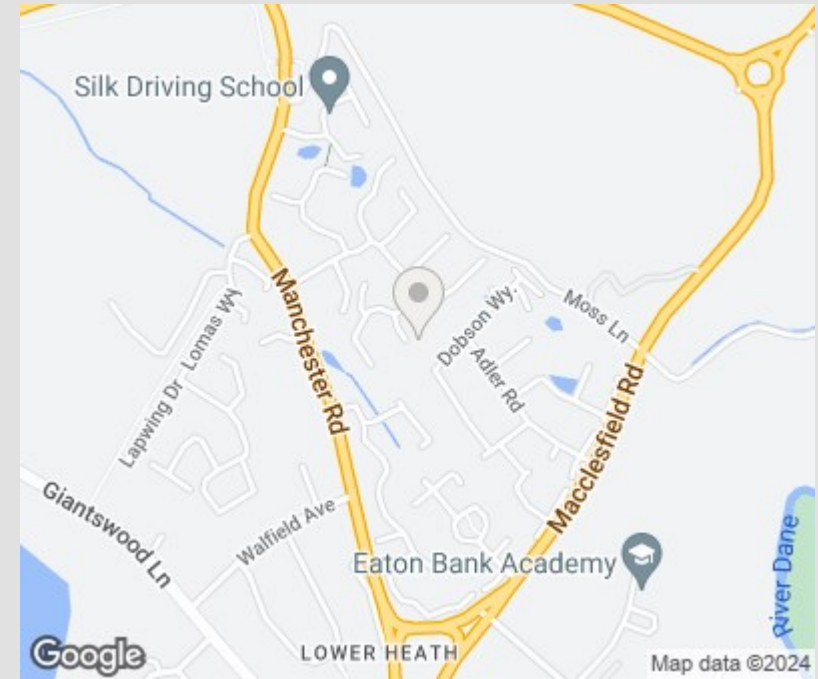




## Floor Plan



## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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 note 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 be 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