



CHARNWOOD WINDSOR PLACE, CONGLETON,
CW12 3ET

OFFERS OVER £390,000



STEPHENSON BROWNE

Welcome to 'Charnwood', a charming property built by the highly reputable local builders 'Pedley Homes', located in a fantastic position on a brilliant sized plot offering immaculate and established front and rear gardens with an extensive driveway. Internally the property provides spacious accommodation throughout and has been completely transformed by the current owners making this the perfect family home.

Entering the property you are greeted by the entrance hall giving access to the open plan breakfast kitchen/dining room, a great room to host with multiple high range integrated appliances and space for a six to eight seater dining table, the lounge comprises of French doors out into the rear garden, fitted with electronic vision blinds and feature electric fire with flame effect. To the first floor are four good sized bedrooms and a three piece suite family bathroom with the main bedroom benefitting built in wardrobes.

Located in a sought after area, you are only a short walk away from Congleton train station, great for anyone needing to commute, and are also within walking distance of Congleton Town Centre providing all local amenities and eateries for your day to day needs. Excellent schools at primary and secondary level are also within the catchment area.

Stephenson Browne highly recommend viewing this magnificent property to appreciate all it has to offer!



Entrance Hallway

Providing access to all ground floor accommodation, stair access to first floor accommodation, external front door, opaque window to the front elevation, wood effect flooring, under stair storage cupboard, two ceiling light fittings, central heating radiator, power points.

Lounge

15'10" x 15'10"

Bright and spacious room comprising French doors leading out into the rear garden with two UPVC double glazed windows to either side fitted with electronic vision blinds, smaller UPVC double glazed window to the rear elevation, feature electric flame fan heater fireplace on marble hearth, ceiling light fitting, three wall light fittings, carpet flooring, two central heating radiators, ample power points.

Open Plan Dining/Kitchen

26'11" x 9'0"

Modern fitted breakfast bar style Kitchen comprising high gloss wall and base units with granite work surface over, under unit downlighters, a range of high spec integrated appliances including 5 ring NEFF induction hob, panelled splashback, pull out SMEG extractor fan, two NEFF ovens with slide and hide door, NEFF dishwasher, BOSCH integrated fridge and freezer, inset sink with double drainer and mixer tap, vinyl flooring, ceiling spotlights, ample power points, UPVC double glazed window to the front and side elevation, wall mounted towel style radiator, space for dining table, central heating radiator, UPVC double glazed window to the rear elevation.



Landing

Providing access to all first floor accommodation, ceiling spotlights, carpet flooring, central heating radiator, power points, UPVC double glazed window to the rear elevation. There is also access into the loft via a ladder. The loft also has a light fitted.

Bedroom One

12'9" x 11'11"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, three built in double wardrobes, power points.

Bedroom Two

12'4" x 9'1"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, direct access into airing cupboard, power points.

Bedroom Three

11'10" x 7'10"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

Bedroom Four

9'1" x 7'10"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, power points, a great room to use as a bedroom or at home office.

Bathroom

8'5" x 5'0"

Three piece suite with vanity unit including low level WC, hand wash basin with mixer tap and storage space, LED Anti Fog mirror, low level bath with mixer tap and shower over, glass shower door, tiled splashback, half tiled walls throughout, vinyl flooring, ceiling light fittings, heated chrome towel rail, UPVC double glazed opaque window to the side elevation.



Garage/Utility

16'11" x 9'0"

Double garage door, electric and power, utility sink unit, space and plumbing for washing machine and dryer, houses the boiler.

Externally

A vast driveway leads up to the front of the property providing off road parking for ample vehicles, to the right hand side is a beautifully kept front garden complemented with mature trees and bushes bordered by flower beds planted with a range of different flowers and shrubs. Gated side access is available down both sides of the property leading into the rear garden. The rear is just as well maintained as the front garden with a paved patio area perfect for outdoor seating and al fresco dining, further on is a laid to lawn area, surrounded by mature greenery and housing a feature pond, further up the garden are wooden steps leading to the back with a small seating area just up from the pond. The back of the garden houses a large shed with mains power and gated access onto Park Bank.

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.

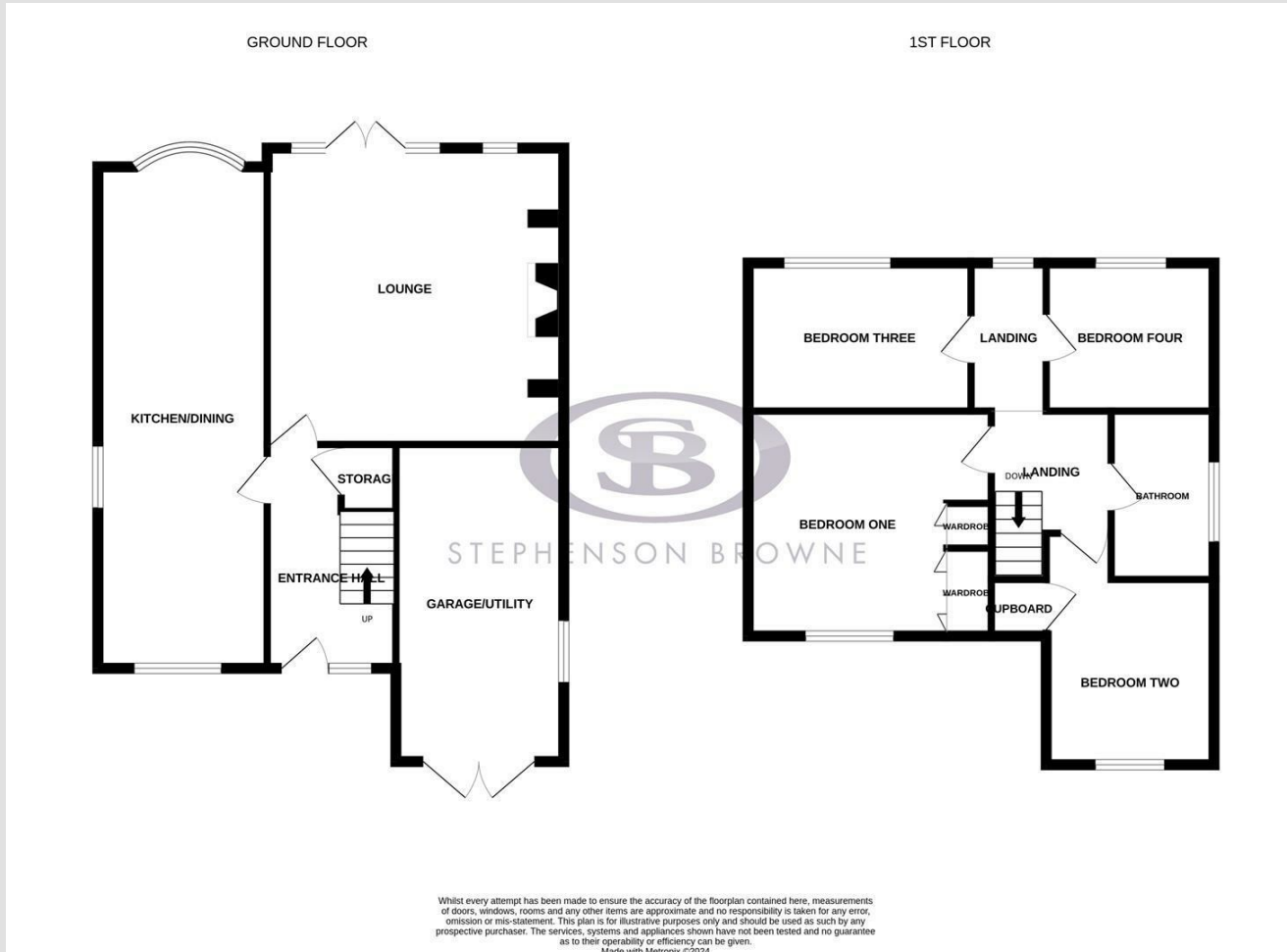
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Floor Plan



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			
		67	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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