



17 FIELDFARE CLOSE, CONGLETON, CW12 2GW

£385,000



Stephenson Browne are delighted to offer for sale this extended, four bedroom detached home situated on a fantastic corner plot on the popular Fieldfare Close.

Recently constructed by the highly reputable builders 'Bloor Homes', the current owners bought the property off plan back in 2019 and have since extended and upgraded the home, with it also only being five years old it is still within its 10 year guarantee!

Set on the edges of Congleton and just a short walk away to open countryside you also have easy access into Manchester and Macclesfield through the link road, Congleton Town is just a 10 minute drive away offering plenty of amenities, new restaurant's, pubs and bars and lovely little cafe's. You are also within the catchment area for a good selection of Schools including the well regarded 'Eaton Bank Academy'.

Now coming into the property you will find a brilliant sized entrance hall with access to all downstairs accommodation and the integral garage, through the front door to the right you will be welcomed into the living room featuring an elegant walk in bay window and modern wall mounted fire. Down the hall to the rear of the property is the open plan dining kitchen comprising fitted wall and base units with many built in appliances and extension with double doors onto the garden and Velux windows, making this room much more spacious and bright. There is also a utility room and downstairs WC.

Upstairs the landing provides access to all four equally good sized bedrooms, the master with built in wardrobes and ensuite, and the main bathroom including a three piece suite with shower over the bath.

Externally, there is a large tarmac'd driveway to the front with ample off road parking for multiple vehicles (even a motor home!). To the rear of the property is a stunning landscaped garden with paved patio, composite decking and artificial grass, aswell as multiple flower beds with a range of shrubs and bushes. A great space for entertaining!



### Entrance Hall

Providing access into all ground floor accommodation and stair access to first floor accommodation, waterproof laminate flooring, electric under floor heating, nest thermostat, central heating radiator with radiator cover, two ceiling light fittings, power points, direct access into the integral garage.

### Living Room

15'3" x 10'5"  
UPVC double glazed bay window to the front elevation, carpet flooring, two ceiling light fittings, two central heating radiators, wall mounted electric modern feature fireplace, ample power points, two built in Sonos sound speakers.

### Kitchen/Dining Room

18'9" x 10'5"  
Modern fitted kitchen comprising high gloss wall and base units with work surface over, tiled splashback, under unit downlighters, inset sink with double drainer and mixer tap, integrated dishwasher, double eye level oven, induction hob with angled extractor fan, fridge freezer, ample power points for kitchen appliances, two built in Sonos sound speaker, central heating radiator, ceiling spotlights throughout, waterproof laminate flooring throughout, electric under floor heating, space for a large dining table, vertical radiator with mirror, three UPVC double glazed windows and French doors opening out onto the rear garden, double glazed Velux window, power point for a wall mounted TV.

### Utility Room

5'10" x 5'4"  
Fitted wall and base units with work surface over, houses the boiler, space and plumbing for a washing machine and dryer, ample power points, waterproof laminate flooring, electric under floor heating, ceiling spotlights, central heating radiator, external side door access, direct access into the WC.

### Downstairs WC

UPVC opaque double glazed window to the rear elevation, low level WC, hand wash basin with mixer tap and tiled splashback, central heating radiator, waterproof laminate flooring, ceiling spotlights.

### Landing

Providing access to all first floor accommodation, carpet flooring, two ceiling light fittings, power points, central heating radiator, loft access, built in Sonos sound speaker, access into the airing cupboard housing the Sonos sound system.

### Master Bedroom

13'7" x 11'3"  
UPVC double glazed window to the rear elevation, carpet flooring, fitted double wardrobes with mirrored sliding doors, Nest thermostat, ceiling light fitting, central heating radiator, ample power points, access into the en suite.

### En Suite

7'1" x 5'2"  
Stylish three piece white suite with low level WC, hand wash basin with mixer tap and tiled splashback, wall mounted fitted cabinet with LED mirrored doors, walk in mixer shower with tiled splashback, sliding glass shower door, removable shower head, lino flooring, central heating radiator, UPVC opaque double glazed window to the side elevation, ceiling spotlights, extractor fan.

### Bedroom Two

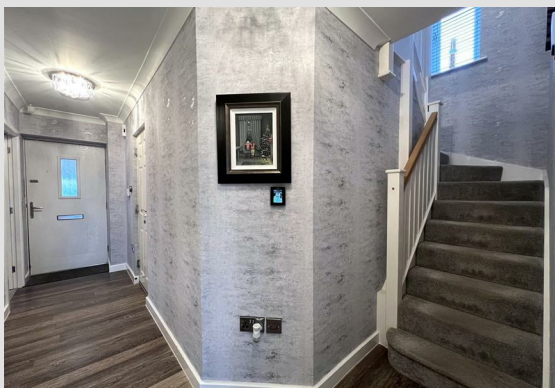
11'1" x 10'7"  
UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, central heating radiator, fitted double wardrobes with mirrored sliding doors, ample power points.

### Bedroom Three

10'10" x 8'7"  
UPVC double glazed window to the rear elevation, carpet flooring, ceiling light fitting, central heating radiator, ample power points.

### Bedroom Four

9'8" x 7'8"  
UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, central heating radiator, ample power points. A room that can be use as a bedroom, at home office/study.



### **Family Bathroom**

9'3" x 6'8"

Four piece modern white suite comprising low level WC, hand wash basin with mixer tap and tiled splashback, wall mirror above basin, low level bath with mixer tap, tiled splashback and removable shower head, walk in mixer shower with tiled splashback, sliding glass shower door, fitted and removable shower head, ceiling spotlights, lino flooring, UPVC double glazed opaque window to the front elevation, extractor fan.

### **Integral Garage**

Up and Over garage door, electric/power.

### **Externally**

Externally the property benefits a spacious part tarmac'd part gravelled driveway to the front of the property providing ample off road parking spaces, to the right hand side is a well maintained laid to lawn area with trees and bushes, both sides of the property are bordered by a mature hedge with gated access available down the left hand side of the property into the rear garden. The rear enjoys a beautiful landscaped garden with a paved patio area giving the option for outdoor seating, there is an additional decking area in the garden with built in spotlights to enjoy in the summer months, astro turf area with raised patio for an outdoor storage unit and flower beds filled with many different plants, shrubs and bushes.

### **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 £148.50 per Annum.

### **Need to Sell?**

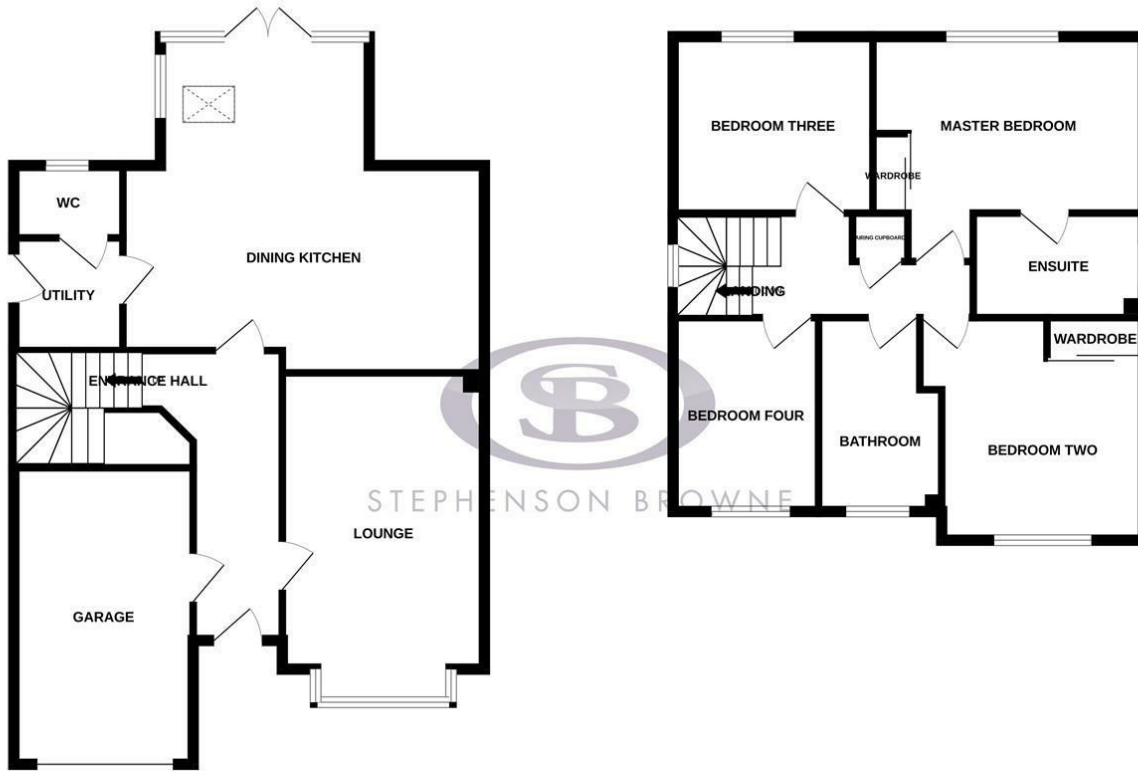
For a FREE valuation please call or e-mail and we will be happy to assist.



## Floor Plan

GROUND FLOOR

1ST 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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## Viewing

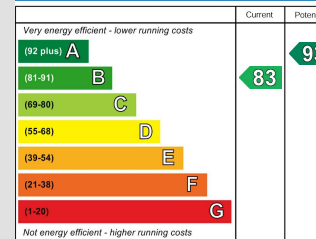
Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



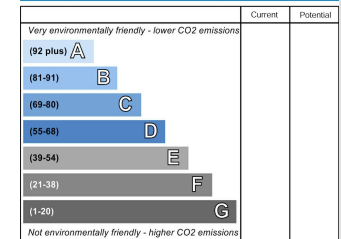
### Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC

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