



3 LARCH PLACE, SOMERFORD, CONGLETON, CHESHIRE,
CW12 4ZN
£415,000



STEPHENSON BROWNE

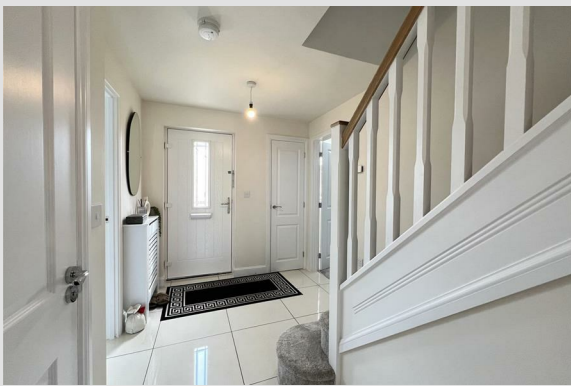
Offered for sale with NO ONWARD CHAIN This stunning four bedroom detached property was built back in February 2022 by the reputable builders 'Barrett Homes', based off their Radleigh house type. It's modern and open plan design creates a perfect space for a range of buyers and being located within the highly requested residential area of Somerford... this property is sure to be popular!

Just off the very sought after Blackfirs Lane, this area benefits from a semi-rural feel but with the convenience of being close to many local amenities, as well as the Wolstenholme Elmy Way bypass, great for commuters. You are also walking distance from West Heath Shopping Precinct, Astbury Mere Country Park and many good schools.

Bright, airy and spacious, you are first welcomed into the entrance hall giving access to all ground floor accommodation, the downstairs enjoys a sizable lounge area, stylish open plan Kitchen/Dining/Living room with French doors leading out onto the rear garden, utility room, downstairs WC and separate reception/study room ideal for anyone working from home. To the first floor there are four bedrooms all sized to fit a double, modern main bathroom and en suite which can all be accessed off the galleried landing.

Outside you will find an enclosed rear landscaped garden with a decked area to the rear perfect for outdoor seating, a great space for relaxing or entertaining. Parking is available on the driveway at the front of the property which leads up to the detached single garage providing an additional secure parking space. Directly to the front of the property is a well maintained laid to lawn grass area bordered by flower beds and with a paved path leading up to the front door.

Don't miss your chance to view this outstanding home!!



Entrance Hallway

Generous size entrance hallway comprising luxury large polished porcelain tiled flooring, storage cupboard perfect use as a cloakroom for shoes and coats, single panel radiator, single ceiling light fitting, access available into all ground floor accommodation and stair access to all first floor accommodation, power points, composite front door with opaque glass window.

Lounge

11'0 x 16'7

Bright and spacious lounge with plush carpet flooring, two single ceiling light fittings, two single panel radiators, ample power points some providing USB points, UPVC double glazed window to the front elevation, direct access through to the Kitchen/Dining/Family room.

Kitchen/Dining/Family

26'7 x 11'9

Ultra modern open plan fitted kitchen with high spec wall and base units with work surface over, newly fitted splashback tiles, four ring gas hob with extractor over, built in Electrolux electric oven, fridge freezer, dishwasher, undermount sink with chrome mixer tap, single ceiling light fitting, luxury large polished porcelain tiled flooring throughout the room, ample power points, two under lighters under the wall units, UPVC double glazed window overlooking the garden, double panel radiator.

Dining/Family Room area comprises two single ceiling light fittings, double panel radiator, ample power points, UPVC double glazed French doors leading out into the rear garden with two UPVC double glazed windows to each side and an additional UPVC double glazed window to the rear elevation.

Utility Room

5'3 x 5'5

Accessed through from the kitchen fitted high spec wall and base units, space available for washing machine and dryer, power points, houses the combi boiler, single ceiling light fitting, UPVC door with opaque window for access out to the right hand side of the property, luxury large polished porcelain tiled flooring.

Study

7'5 x 7'1

A great study space or to be used as an additional reception room with luxury large polished porcelain tiled flooring, UPVC double glazed window to the front elevation, power points, single panel radiator, single ceiling light fitting,.



Downstairs WC

2'9 x 5'5

Accessed from the Hallway, low level WC, hand wash basin with chrome mixer tap, single panel radiator, luxury large polished porcelain tiled flooring, single ceiling light fitting, half grey marble effect tiled walls throughout.

Landing

Including plus carpet flooring, single ceiling light fitting, single panel radiator, loft access, power points, storage cupboard housing the cylinder, access to all first floor accommodation.

Master Bedroom

11'9 x 12'8

Great size master bedroom situated to the front elevation with two UPVC double glazed windows, plush carpet flooring, fitted wardrobes with mirrored sliding doors, single ceiling light fitting and two ceiling light fittings at each side of the bed, double panel radiator, ample power points, UPVC double glazed window to right hand side elevation, access into the en suite.

En Suite

4'9 x 7'6

Three piece modern suite with low level WC, hand wash basin with chrome mixer tap, walk in shower with sliding glass shower door, chrome mixer shower with removable shower head, tiled marble effect walls throughout, single panel radiator, single ceiling light fitting, tile effect vinyl flooring.

Second Bedroom

11'3 x 14'3

Situated to the front elevation with UPVC double glazed window, fitted wardrobes with mirrored sliding door, built in storage cupboard, plush carpet flooring, single ceiling light fitting, single panel radiator, power points.

Third Bedroom

9'3 x 11'0

Situated to the rear with UPVC double glazed window overlooking the garden, single panel radiator, fitted wardrobes with mirrored sliding door, single ceiling light fitting, plus carpet flooring, power points.

Fourth Bedroom

9'9 x 10'4

Situated to the rear of the property with UPVC double glazed window, fitted wardrobes with mirrored sliding door, single panel radiator, single ceiling light fitting, plush carpet flooring, power points.



Bathroom

7'0 x 5'7

Stylish three peice suite with low level WC, hand wash basin with chrome mixer tap, low level bath with chrome mixer taps and removable chrome shower head over, glass shower door, double panel radiator, UPVC double glazed opaque window, single ceiling light fitting, marble effect tiled walls throughout, tiled effect vinyl flooring.

Externally

The front of the property has two laid to lawn grass areas with flower beds filled with pretty plants and a paved patio in-between leading up to the front door. To right right hand side is a tarmacked driveway with parking available for two cars in tandem which leads up to the single detached garage where parking is also available. On the front of the garage is two electric charger sockets, side access is available to the rear garden on the right hand side between the property and the garage.

To the rear is a great sized enclosed garden with wooden fence panel surround a small paved patio area which leads onto the laid to lawn grass with decking to the rear for outdoor seating.

Tenure

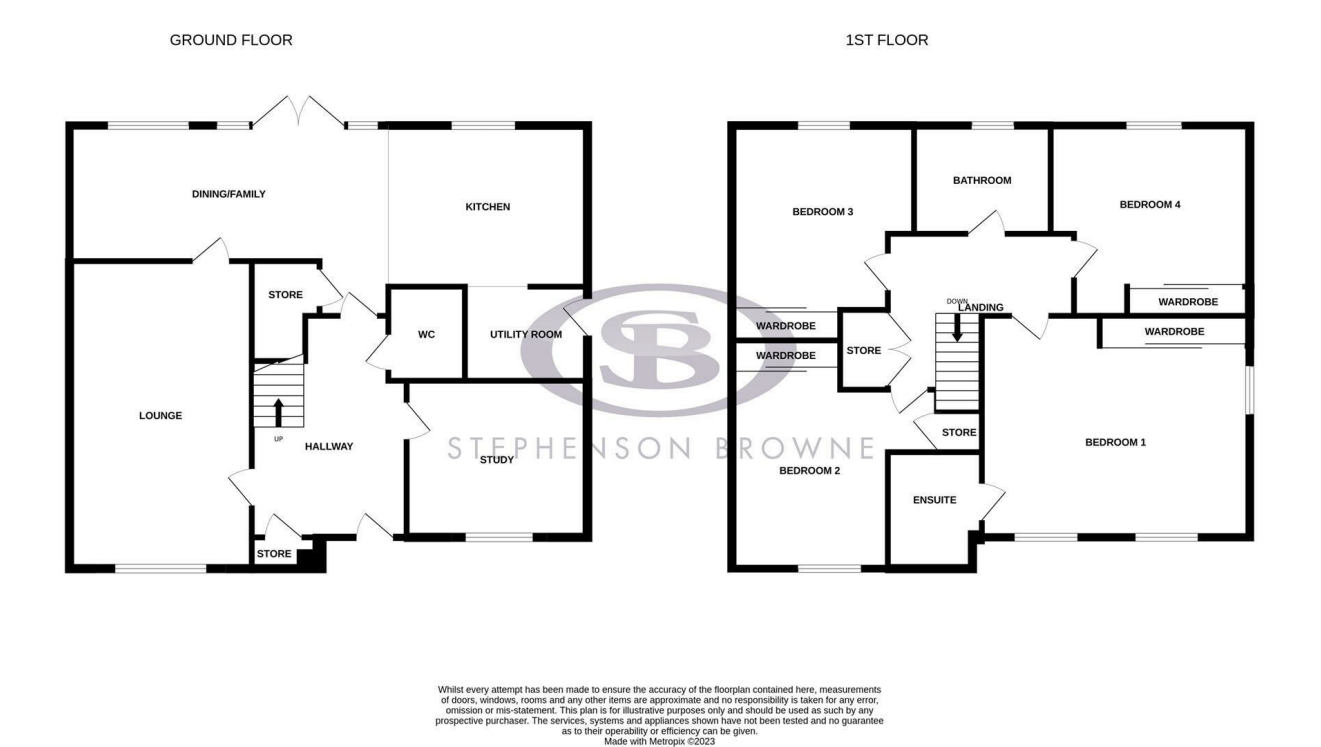
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Please note there is a maintenance charge of £124 per annum.

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 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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