



28 MELTON DRIVE, CONGLETON, CW12 4YF

OFFERS IN THE REGION OF £333,000



STEPHENSON BROWNE

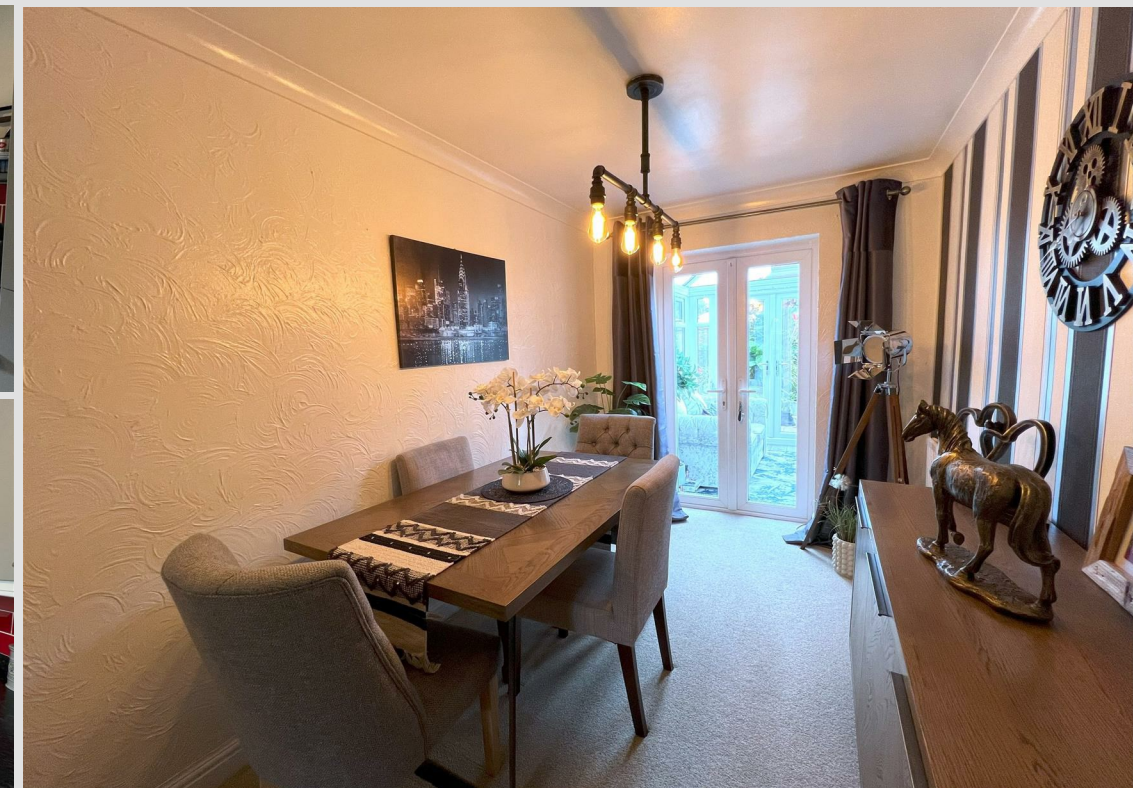
This beautifully presented three bedroom detached property is welcomed to the market offering a brilliant home for a range of individuals, from growing families to first time buyers. The property is located on a quiet cul de sac within a sought after area of Congleton, benefitting from being walking distance of good primary and secondary schools, local shops and amenities. Also with great transport links via the new bypass and many beautiful countryside walks on your doorstep.

Internally you are greeted by an entrance hall providing access to all ground floor accommodation comprising through living/dining room, downstairs WC, spacious fitted kitchen and recently added brick built conservatory. To the first floor there is a landing leading to the master bedroom with built in wardrobes, two further bedrooms and a stunning family bathroom with four piece suite.

Externally, to the front of the property is a lawned area bordered by shrubs and a tarmac driveway providing off road parking leading to the garage.

To the rear of the property is an enclosed landscaped garden with paved patio, laid to lawn area and a beautiful range of mature shrubs, bushes and flowers to the borders, adding extra privacy. This garden is ideal for children to play or for hosting summer BBQ's. There is also a door into the single garage.

Ready to move in, Melton Drive is not one to miss! To appreciate its location and internal standard call Stephenson Browne to book in your all-important viewing!



### **Entrance Hallway**

Providing access to all ground floor accommodation and stair access to first floor accommodation, ceiling light fitting, wood effect flooring, central heating radiator, power point, heating thermostat.

### **Living/Dining Room**

26'10" max x 12'3" max

Spacious lounge with UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, feature gas fireplace, central heating radiator, direct access into the kitchen, ample power points, through access into the dining room comprising carpet flooring, ceiling light fitting, central heating radiator, ample power points, direct access into the conservatory.



### **Kitchen**

11'3" x 7'10"

Stylish fitted Kitchen comprising wall and base units with work surface over, built in oven, induction hob and extractor over, tiled splashback, inset sink with double drainer and mixer tap, space for fridge/freezer and washer/dryer, wood effect flooring, ceiling light fitting, ample power points, direct access into the integral garage and under stair storage, chrome heated towel rail, external door access out into the garden with UPVC double glazed window to the right hand side.



### **Conservatory**

12 month old Brick built conservatory with UPVC double glazed windows to the left elevation and patio doors opening out onto the rear garden, lantern style double glazed roof, wood effect flooring, power points, power socket for a wall mounted TV, Patio doors leading into the dining area.



## WC

Low level WC, hand wash basin with mixer tap and storage cupboard underneath, UPVC double glazed opaque window to front elevation, half tiled walls throughout, wood effect flooring, ceiling light fitting, heated towel rail.

## Landing

Providing access to all first floor accommodation, UPVC double glazed window to the side elevation, carpet flooring, ceiling light fitting, loft access, power point, direct access into the airing cupboard.

## Bedroom One

15'10" x 8'4"

Two UPVC double glazed windows to the rear elevation, ceiling light fitting, central heating radiator, two double fitted wardrobes and cupboard storage above, carpet flooring, ample power points.

## Bedroom Two

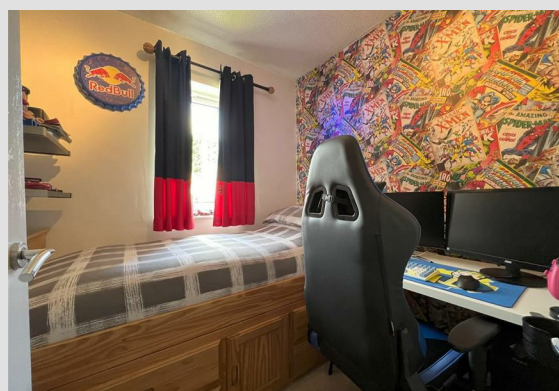
10'1" x 8'1"

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

## Bedroom Three

7'4" x 7'0"

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



### **Bathroom**

Modern four piece suite comprising low level WC, hand wash basin with mixer tap and storage cupboard underneath, low level fitted free standing bath with mixer taps and removable shower head attachment, walk in mixer shower with sliding glass shower door, fitted shower head and removable shower head, marble style panelled walls throughout, wood effect flooring, chrome heated towel rail, two UPVC double glazed opaque windows to the side elevation, ceiling spotlights.

### **Integral Garage**

Up and over door, power and lighting.

### **Externally**

To the rear of the property is an enclosed landscaped garden with paved patio, laid to lawn area and a beautiful range of mature shrubs, bushes and flowers to the borders, adding extra privacy. This garden is ideal for children to play or for hosting summer BBQ's. There is also a door into the single garage.

### **Tenure**

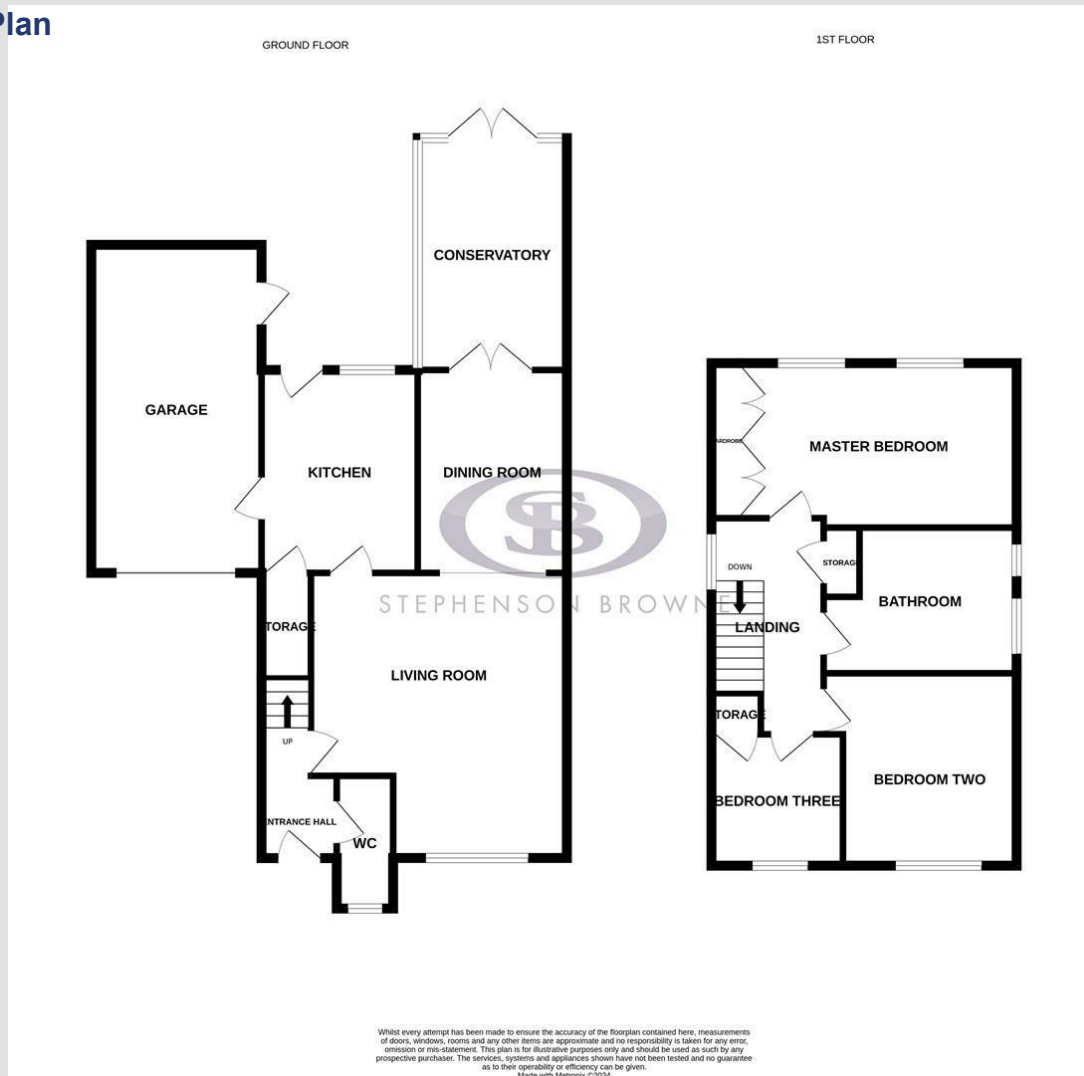
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Need to Sell?**

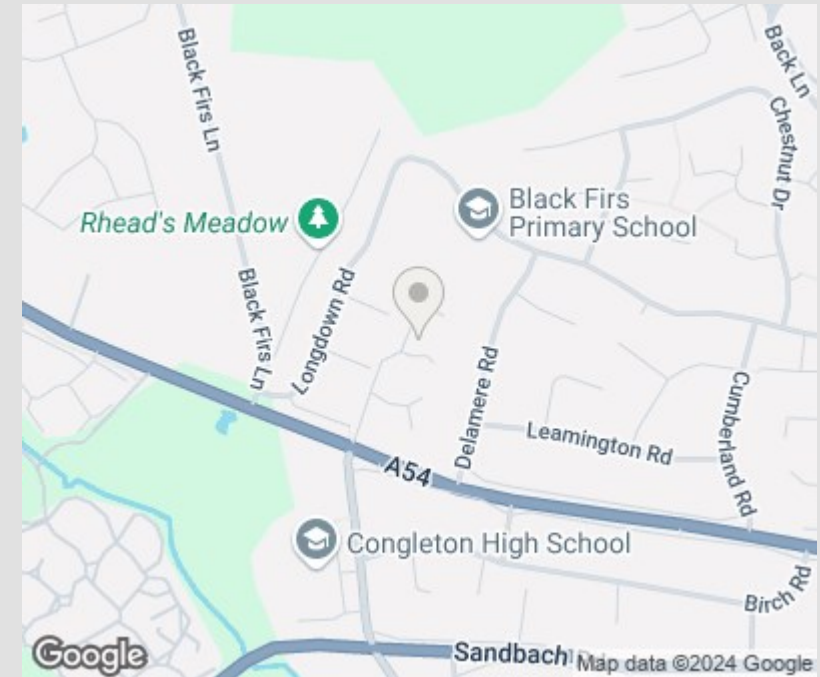
For a FREE valuation please call or e-mail and we will be happy to assist.



## Floor Plan



## 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			
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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