



17 GINKGO GROVE, SOMERFORD, CONGLETON,
CW12 4ZL

£270,000



STEPHENSON BROWNE

Offered for Sale with No Onward Chain, Stephenson Browne are proud to market this remarkable three bed property, situated on a popular residential development built by the award-winning Barratt homes. Constructed only four years ago this home has been well loved and provides all the benefits of a new build, with thoughtful and tasteful interiors throughout you will have a standout home, ready to move straight into!

As well as having shops and local amenities close by at West Heath Shopping Precinct, you are also within walking distance of multiple great schools at both primary and secondary level and to surrounding countryside walks. This location is also perfect for commuters with the new Bypass close by with great links to numerous towns/cities.

Immaculately presented throughout, walking into this property is like entering a show home. You are firstly welcomed into the property via the entrance hall with access to the WC and into the generous sized living room. From here you also have access to the modern fitted dining kitchen including a range of built in appliances, providing ample space for a dining table and French doors out into the rear garden.

To the first floor you have a landing with storage cupboard providing access to all three bedrooms, master with En suite, and the family bathroom. Both bathrooms are immaculate with stylish white suites.

Externally to the front of the property is a tarmac'd driveway providing off road parking for two vehicles, also fitted with an electric car charging point. Another huge bonus with this property is the fantastic rear outlook, backing onto a range of mature trees and greenery, you have ultimate privacy. The garden is easy to maintain including a paved patio area, the perfect place to sit out and enjoy the sun/to alfresco dine, with a further decorative stone area giving space for a shed or storage unit.

Don't miss the opportunity to view this fantastic property!



Entrance Hall

Providing access into further ground floor accommodation and stair access to first floor accommodation, ceiling light fitting, central heating radiator, checkered tiled flooring, direct access into the WC, power point.

Lounge

15'10" x 11'6" max

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

Kitchen/Dining Room

14'7" x 10'1"

Modern fitted kitchen comprising wall and base units with work surface over, inset sink with double drainer and mixer tap, built in oven, four ring gas hob and extractor over with panelled splashback, integrated fridge freezer, dishwasher and washer/dryer, houses the boiler, ample counter top appliance space, power points, UPVC double glazed window and French doors to the rear elevation, central heating radiator, two ceiling light fittings, wood effect flooring, space for dining table with feature décor panelled wall, access into under stair storage cupboard.

WC

4'11" x 2'7"

Low level WC, hand wash basin with mixer tap and tiled splashback, checkered tiled flooring, extractor fan, central heating radiator.

Landing

Providing access to all first floor accommodation, carpet flooring, ceiling light fitting, central heating radiator, power points, access into airing cupboard and loft.

Bedroom One

13'3" x 8'1"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, wood effect flooring, ample power points, direct access into En suite.

En Suite

8'2" x 4'0"

Three piece white suite comprising low level WC, hand wash basin with mixer tap, tiled splashback and wall mounted mirror above, walk in mixer shower with tiled splashback and glass shower door, ceiling light fitting, extractor fan, shavers port, checkered tile effect flooring.

Bedroom Two

9'10" x 8'1"

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

Bedroom Three

8'4" x 5'10"

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



Bathroom

5'10" x 5'2"

Three piece white suite including low level WC, hand wash basin with mixer tap, tiled splashback and wall mounted mirror above, low level bath with mixer tap and tiled splashback, extractor fan, UPVC double glazed opaque window to the rear elevation, ceiling light fitting, checkered tile effect flooring, central heating radiator.

Externally

Externally to the front of the property is a tarmac' d driveway providing off road parking for two vehicles, also fitted with an electric car charging point. Another huge bonus with this property is the fantastic rear outlook, backing onto a range of mature trees and greenery, you have ultimate privacy. The garden is easy to maintain including a paved patio area, the perfect place to sit out and enjoy the sun/to alfresco dine, with a further decorative stone area giving space for a shed or storage unit.

Tenure

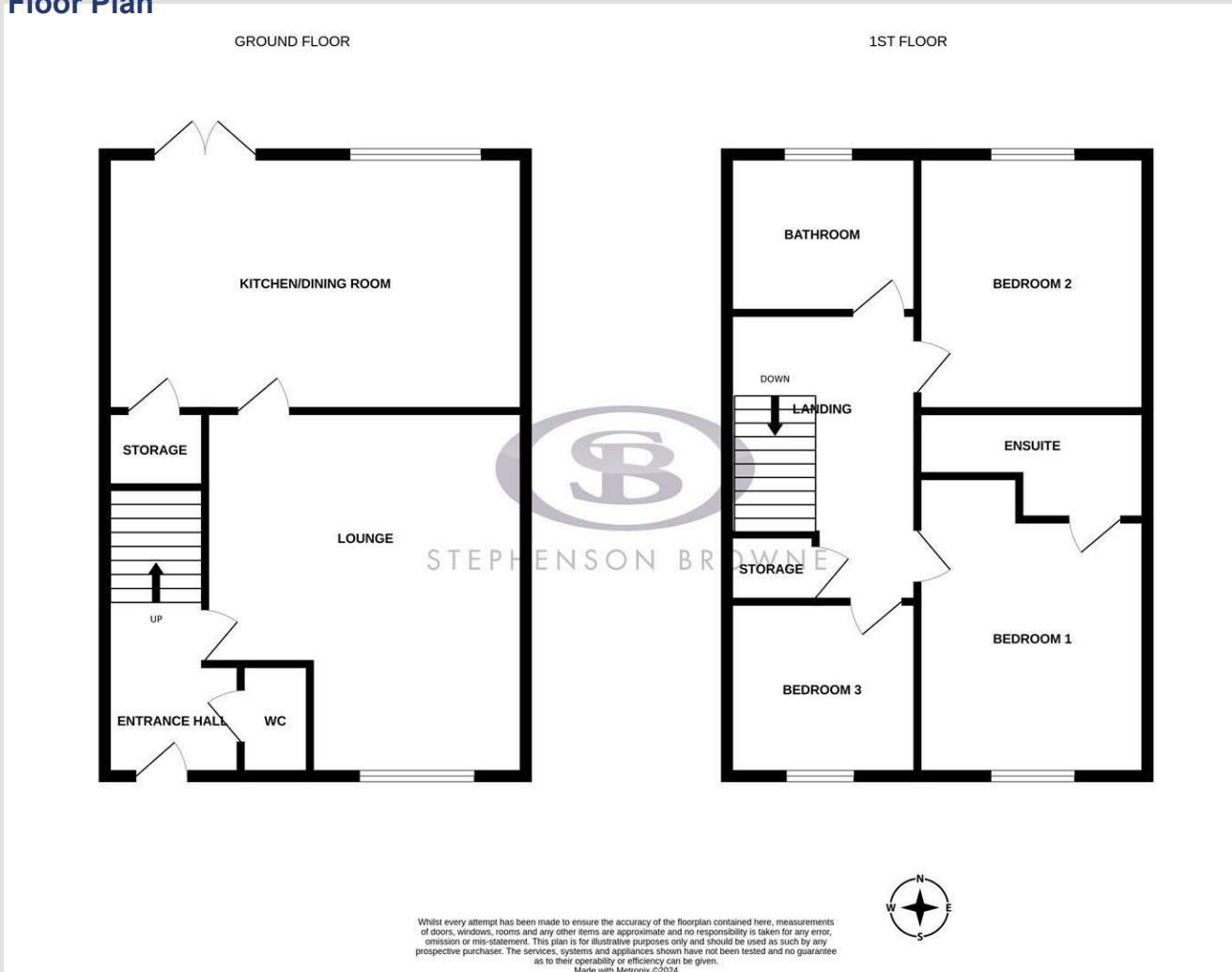
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. There is a communal maintenance charge of £200 per annum.

Need to Sell?

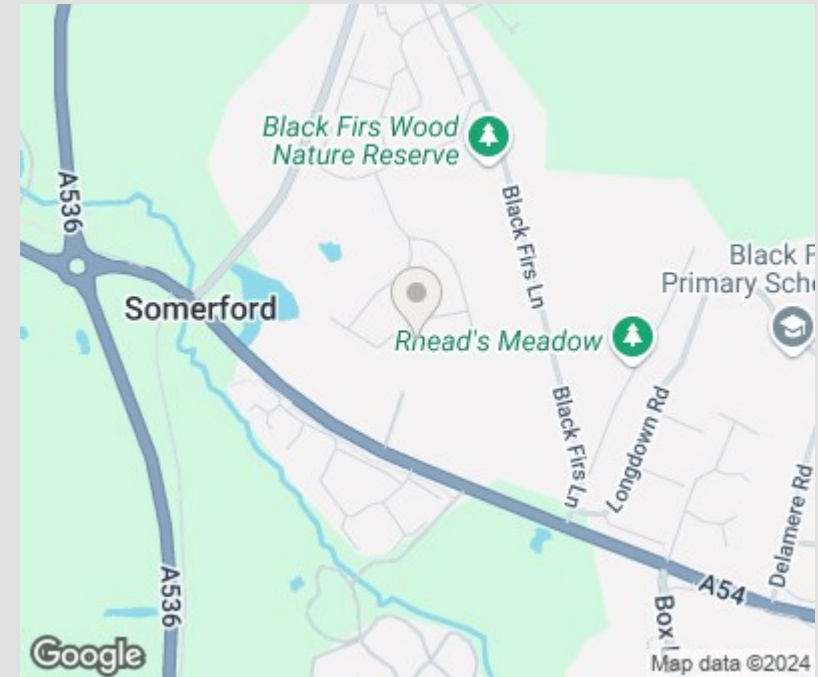
For a FREE valuation please call or e-mail and we will be happy to assist.



Floor Plan



Area Map



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		97	(92 plus) A
(81-91) B	85		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	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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