



14 FORGE WOOD CLOSE, CONGLETON, CW12  
4DR

£625,000



STEPHENSON BROWNE



Built in 2019 by the renowned builders 'Wain Homes', 'The Richmond' is a fantastic five bedroom detached home with so much to offer, including generous accommodation throughout, contemporary style living and convenience, you have a stand out family home ready to move straight into!

Daneside Park is a development of just forty five homes and is set just a mile and a half away from the heart of Congleton town centre providing a variety of amenities for your day to day needs, positioned at the end of the close you are surrounded by a semi-rural setting with lots of greenery and mature Woodland, with views onlooking the River Dane and picturesque country walks, there is also a play area for children to enjoy, making this home for many reasons the perfect choice for families.

There are many fantastic selling points with this residence boasting an open rear aspect, great sized master bedroom with a walk through dressing room and private en suite, modern open plan living with three generous sized reception rooms adaptable to your needs. Internally downstairs you are welcomed into the entrance hall providing further access to the lounge, kitchen/family and garden room, dining room, utility room, study, downstairs WC and under stair storage. To the first floor are five great sized bedrooms, two stylish en suites and main family bathroom.

Externally there is a large landscaped rear garden housing a paved patio area for multiple seating with a further artificial grass area, keeping this garden low maintenance and child friendly. To the front you have a wide driveway leading to the double detached garage, allowing for plenty of off road parking.

A viewing is highly recommended to appreciate what this outstanding property has to offer!





**Entrance Hall**

Composite front entrance door, two opaque UPVC double glazed windows to either side, wood effect flooring, ceiling light fitting, central heating radiator, power point, access into storage cupboard, stairs to first floor accommodation, fitted alarm system.

**Lounge**

13'10" x 18'8"  
UPVC double glazed French doors to the rear elevation, with two double glazed windows to either side, two ceiling light fittings, carpet flooring, two central heating radiators, ample power points.

**Dining Room**

10'2" x 13'10"  
UPVC double glazed bay window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, ample power points.

**Kitchen**

11'1" x 13'5"  
Modern fitted breakfast bar style kitchen comprising wall and base units with work surface over, sink with double drainer and mixer tap, five ring gas hob with paneled splash back and extractor over, under unit downlighters, integrated fridge freezer, double oven and dishwasher, ample work surface power points, UPVC double glazed window to the rear elevation, wood effect flooring, ceiling spotlights, open plan into the family/garden room.

**Family/Garden Room**

9'11" x 21'1"  
UPVC double glazed window to the rear and left side elevation, Patio doors to the right hand side elevation leading out into the rear garden, wood effect flooring throughout, two central heating radiators, ceiling spotlights and single ceiling light fitting over garden room, ample power points.

**Utility**

5'2" x 7'5"  
Base units with work surface over, sink with single drainer and mixer tap, space and plumbing for washing machine and dryer, houses the boiler, wood effect flooring, ceiling light fitting, external side access door, central heating radiator, power points.

**Study**

8'9" x 11'1"  
UPVC double glazed bay window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, ample power points.





**WC**  
7'6" x 3'2"  
Low level WC, hand wash basin with mixer tap and tiled splash back, ceiling spotlights, wood effect flooring, UPVC double glazed opaque window to the side elevation.

**Landing**  
Galleried landing, two ceiling light fittings, carpet flooring, central heating radiator, power points, direct access into airing cupboard.

**Master Bedroom**  
10'8" x 13'4"  
UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, ample power points, open access into the dressing room.

**Walk in Dressing Room**  
10'11" x 5'6"  
Two fitted double mirrored wardrobes and two singular wardrobes, carpet flooring, ceiling spotlights, direct access into the en suite.

**En Suite**  
9'3" x 5'6"  
Four piece white suite comprising low level WC, hand wash basin with mixer tap and storage cupboard underneath, large wall mirror, low level bath with pillar taps, walk in shower with glass shower screen and removable shower head, tiled splash back, wood effect flooring, chrome heated towel rail, UPVC double glazed opaque window to the side elevation.

**Bedroom Two**  
10'2" x 11'5"  
UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, ample power points, direct access into en suite.

**En Suite to Bedroom Two**  
9'3" x 4'0"  
Three piece white suite comprising low level WC, hand wash basin with mixer tap with storage cupboard underneath, large wall mirror, walk in mixer shower with glass screen shower door, tiled splash back and removable shower head. chrome heated towel rail, wood effect flooring, UPVC double glazed opaque window to the rear elevation,





**Bedroom Three**

10'2" x 11'5"

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

**Bedroom Four**

9'11" x 12'1"

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

**Bedroom Five**

8'5" x 11'2"

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

**Family Bathroom**

8'0" x 8'3"

Four piece suite comprising low level WC, hand wash basin with mixer tap and storage cupboard underneath, low level bath with pillar taps, walk in shower with glass screen shower door and removable shower head, half tiled walls throughout. ceiling spotlights, chrome heated towel rail, wood effect flooring, UPVC double glazed opaque window to the side elevation.

**Double Garage**

16'11" x 16'7"

Two up and over garage doors, external rear door access, power and light.

**Externally**

Externally there is a large landscaped rear garden housing a paved patio area for multiple seating with a further artificial grass area, keeping this garden low maintenance and child friendly. To the front you have a wide driveway leading to the double detached garage, allowing for plenty of off road parking onlooking the River Dane and Mature Woodland.

**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 £185.31 per annum.

**Need to Sell?**

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

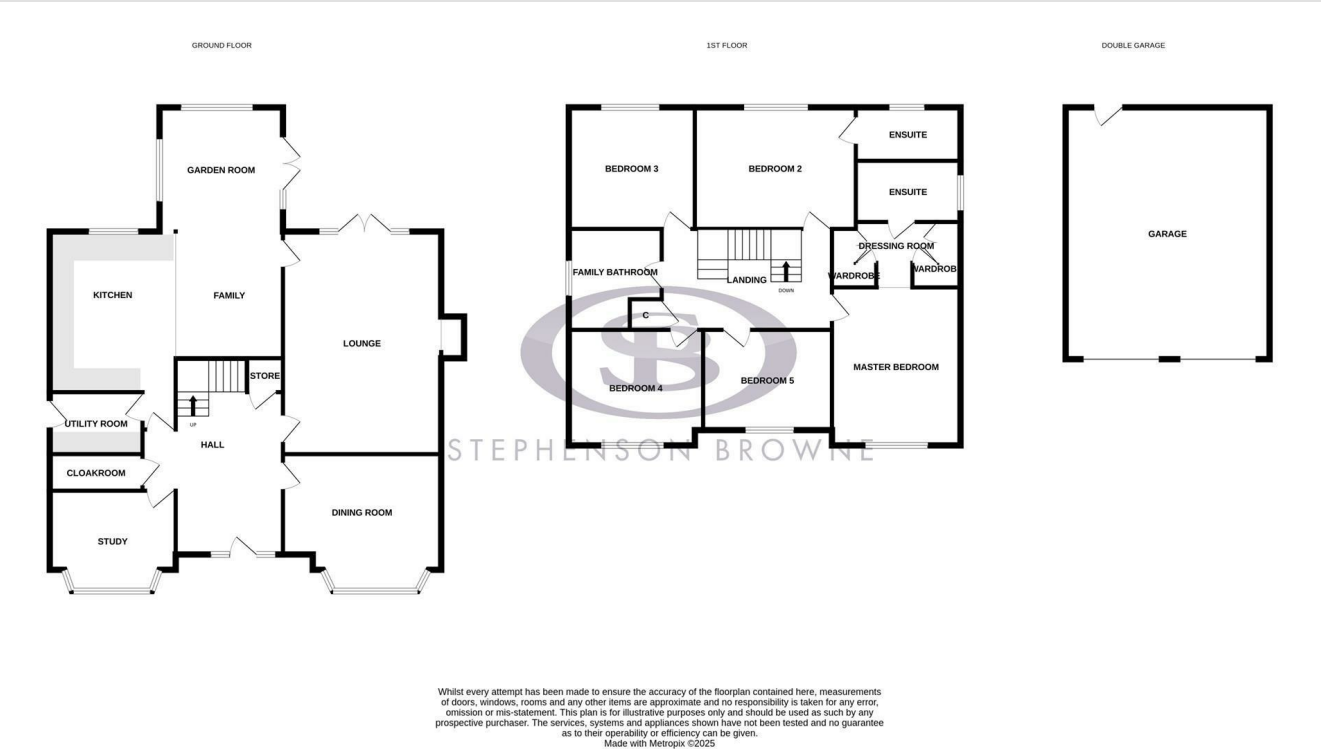




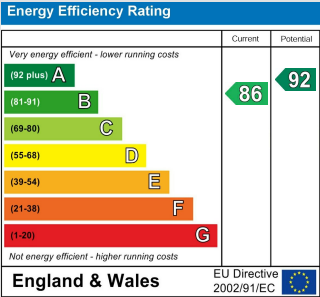
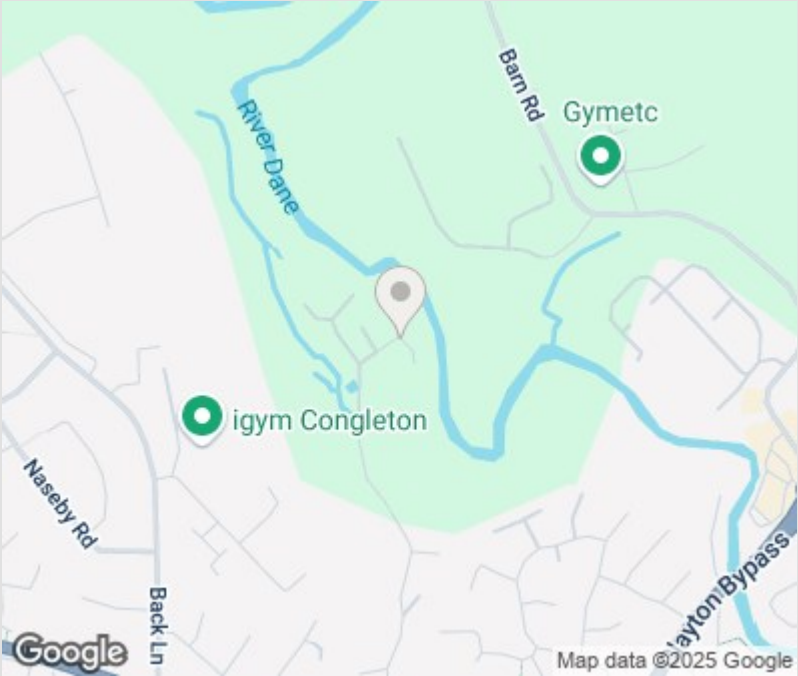




Floor Plan



Area Map



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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