



1 Barley Fields

WA16 0PZ

Offers Over £650,000



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STEPHENSON BROWNE

This impressive 1,456sqft home on Barley Fields is part of an exclusive, gated development of just four homes built in 2021. With a focus on high-spec features by the original builder, along with meticulous design and style by the current owner, the property welcomes a vibrant environment perfect for a range of buyers.

The ground floor boasts a versatile, open-plan layout with underfloor heating throughout. The standout feature is the impressive kitchen/dining/family room offering a large kitchen island with breakfast bar, a range of integral appliances, log-burner effect fire and bi-fold doors opening to the garden for seamless indoor-outdoor living.

Upstairs, there are three spacious double bedrooms, with the principal bedroom featuring a bespoke media unit for extra shelving and storage, along with its own en-suite shower room. The luxurious family bathroom is fitted with a three-piece suite, and it is worth noting the landing space also offers built-in storage for added convenience.

The property is accessed through a private gate, leading to the courtyard with secure parking for two cars right in front of the home. The south-facing rear garden enjoys sunlight throughout the day, featuring a charming patio, lawn, and excellent privacy.

Viewings come highly recommended to appreciate everything Barley Fields has to offer. Call Stephenson Browne today to book yours, and avoid missing out!!



Lounge

18'11" x 15'7"

Currently utilised as a dining area, with wood style flooring, underfloor heating, spotlighting, two pendant ceiling light fittings, ample sockets, UPVC double glazed window to front elevation, two UPVC double glazed windows to rear elevation, stairs to first floor, door to WC and entry to...

Kitchen / Dining / Family Room

30'9" x 13'8"

Kitchen

Comprising of a range of contemporary wall, base and drawers with marble style working surfaces over, under counter lighting and integral appliances including: high level double oven, fridge freezer, sink with drainer, four point electric hob with concealed extractor above, dishwasher, wine fridge and washing machine. With spotlighting, two pendant light fittings, UPVC double glazed window to front elevation, ample sockets, tiled flooring, underfloor heating and open-plan to:

Dining / Family Area

Having a continuation of tiled flooring, underfloor heating, log burner fire, ample sockets, two UPVC double glazed windows to rear elevation, bi-folds to side elevation taking you onto the garden, ceiling light fitting and spotlighting.

WC

With a low level WC and hand basin incorporated within storage unit, decorative half wall paneling, ceiling light fitting and tiled flooring.

Landing

With fitted carpet, three pendant light fittings, inbuilt eaves storage, ample sockets, doors to:

Principal Bedroom

13'11" x 11'1"

Benefitting from a media wall providing inbuilt shelving and storage, fitted carpet, UPVC double glazed window to rear elevation, radiator, ample sockets, spotlighting, pendant light fitting and door to:

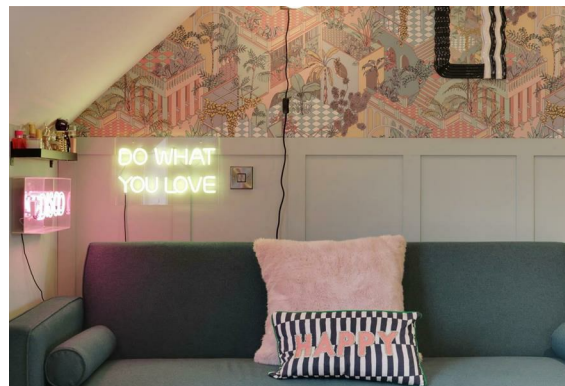
En-suite

With a low level WC, hand basin incorporated within storage unit and walk-in shower with waterfall shower, separate hand-held shower head and glass screen. With tiled flooring, tiled walls, spotlighting and heated towel rail.

Bedroom Two

13'5" x 11'3"

With a UPVC double glazed window to front elevation, fitted carpet, radiator, spotlighting, pendant light fitting, two wall light fittings and ample sockets.



Bedroom Three

13'2" x 11'0"

With fitted carpet, decorative half wall paneling, two wall light fittings, ceiling light fitting, spotlights, radiator and ample sockets.

Bathroom

With a low level WC, hand basin incorporated within storage and bath with over the bath waterfall shower, separate hand held shower head and glass screen. With tiled flooring continuing to the walls creating splashbacks, UPVC double glazed frosted window to rear elevation, spotlighting and heated towel rail.

Council Tax

The council tax band for this property is F.

Tenure

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

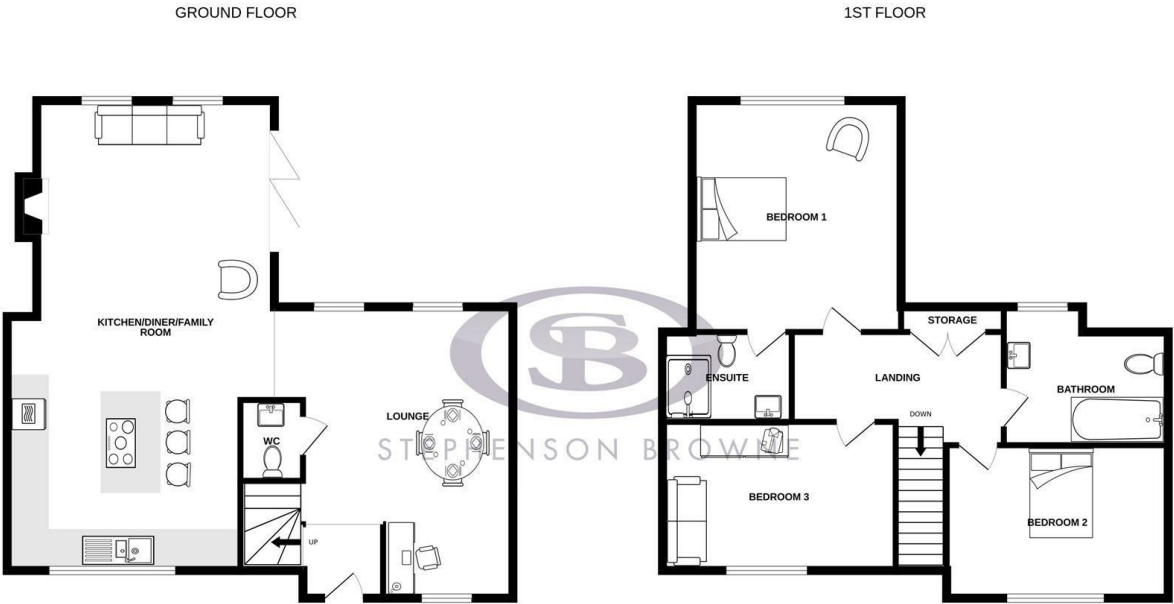
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Floor Plan

Area Map



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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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