



5 SILVERGATE COURT, CONGLETON, CW12 3BJ

£450,000 Offers Over



STEPHENSON BROWNE

Occupying a prime position in a quiet, desirable cul-de-sac, this exceptional four-bedroom detached home offers a rare opportunity to acquire a high-quality family residence in one of Mossley's most sought-after areas. Built by the renowned Pedley Builders, known for their craftsmanship and design excellence, the property is part of an exclusive development of just a few homes, ensuring a peaceful and private living environment.

Upon entry, the home impresses with a spacious entrance hall and a convenient ground floor WC. The generous lounge provides a comfortable space for relaxation, while the separate formal dining room offers flexibility for family meals or social occasions. At the heart of the home is a large breakfast kitchen, designed for everyday family life with space for casual dining, direct access to the rear garden, and internal access to the integral double garage, adding convenience and extra storage.

The first floor features four well-proportioned double bedrooms, offering versatile family accommodation. The master bedroom includes a private en suite and built-in wardrobes, while the fourth bedroom also benefits from fitted storage. The remaining bedrooms are served by a modern three-piece family bathroom.

Externally, the property benefits from off-road parking for multiple vehicles, leading to an integral double garage with additional parking available. Both the front and rear gardens are immaculately maintained, offering a peaceful retreat ideal for family enjoyment, gardening, or entertaining.

Located in an extremely convenient area, this home is close to outstanding schools, local amenities, and excellent transport links, making it an ideal choice for family living with great potential for personalisation!



Hallway

Front entrance door, UPVC double glazed window to the front elevation, two wall light fittings, central heating radiator, laminate wood effect flooring, power points, direct access into the downstairs WC and under stair storage, stair access to the first floor accommodation.

Lounge

20'9" x 12'11"

UPVC double glazed bay window to the front elevation and UPVC double glazed window to the rear elevation, four wall light fittings, gas feature fireplace on a tiled hearth with brick surround, carpet flooring, two central heating radiators, exposed beams, power points.

Dining Room

11'0" x 10'5"

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

Breakfast Kitchen

15'0" x 11'9"

Fitted Kitchen comprising wall and base units with work surface over, tiled splash back, under unit lighting, inset sink with single drainer and mixer tap, integrated eye level oven and grill, four ring gas hob with extractor over, space for fridge freezer, tiled flooring, exposed beams, power points, central heating radiator, ceiling spotlights, UPVC double glazed window to the rear elevation, external side access door, integral access into the garage.

Integral Garage

17'1" x 15'10"

Power and light, space and plumbing to house washing machine and dryer, one electric garage door and additional up and over garage door, houses the boiler.



WC

6'9" x 3'6"

Low level WC, hand wash basin with mixer tap and tiled splash back, tiled flooring, central heating radiator, extractor fan, ceiling light fitting.

Landing

Access to all first floor accommodation, UPVC double glazed window to the front elevation, carpet flooring, power points, wall light fitting, ceiling light fitting, access into storage cupboard.

Master Bedroom

13'1" x 12'11"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, built in wardrobes, power points, access into en suite.

En Suite

10'0" x 4'11"

Three piece suite comprising low level WC, vanity unit with hand wash basin and mixer tap, walk in mixer shower with tiled splash back, carpet flooring, central heating radiator, ceiling spotlights, UPVC double glazed window to the rear elevation.

Bedroom Two

11'10" x 11'0"

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator,

Bedroom Three

11'0" x 10'5"

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



Bedroom Four

11'10" x 8'11"
UPVC double glazed window to the front elevation, built in storage, ceiling light fitting, laminate wood effect flooring, central heating radiator, power points.

Family Bathroom

8'5" x 8'2"
Three piece suite comprising low level WC, hand wash basin with pillar taps, low level bath with mixer tap and shower head attachment, tiled splash back, central heating radiator, ceiling spotlights, carpet flooring, UPVC double glazed window to the side elevation.

Externally

At the front of the property, a spacious tarmacked driveway offers parking for multiple cars, leading seamlessly to the integral double garage, with additional parking options available. To the left, a beautifully maintained front garden is framed by mature plants and shrubs, adding both charm and privacy. The property features side access on both sides, leading to the rear garden, which boasts a paved patio area ideal for outdoor seating, along with a well-kept lawn bordered by mature greenery.

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.

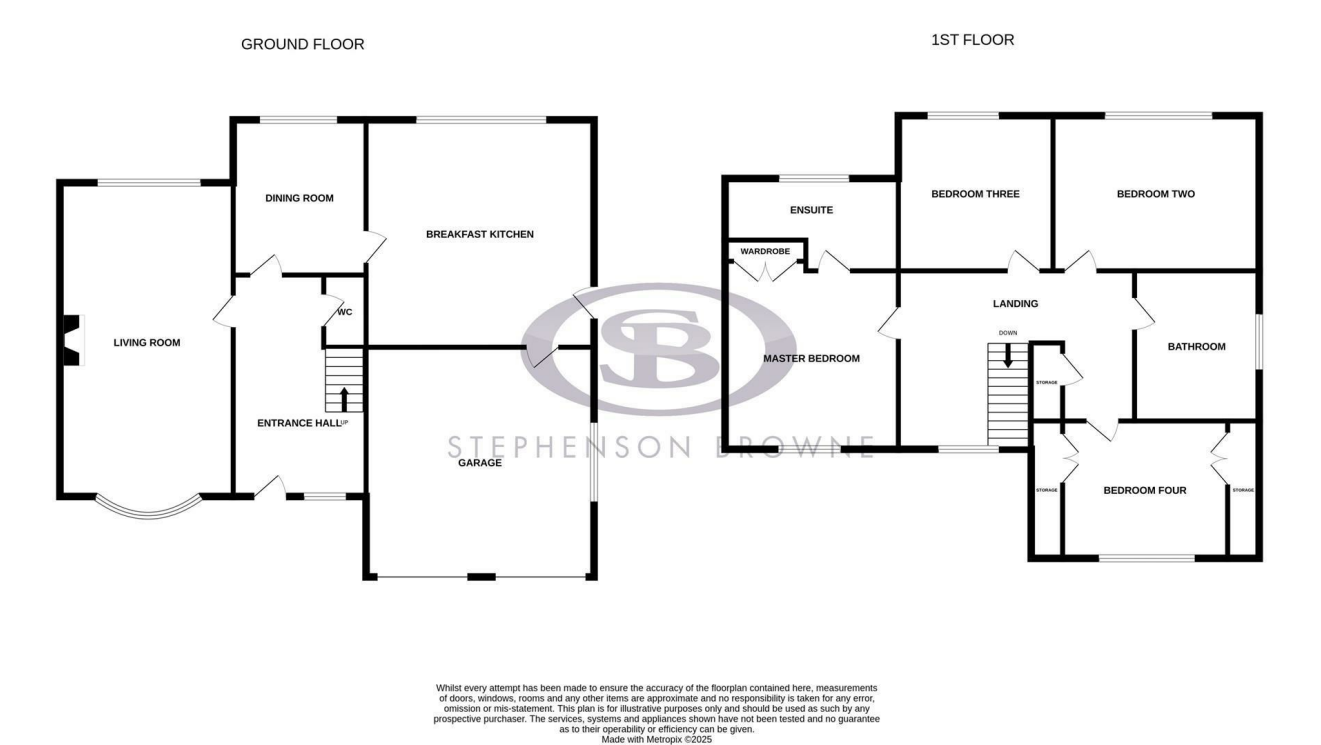
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Floor Plan



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 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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