



13 FORGE WOOD CLOSE, CONGLETON, CW12 4DR

OFFERS



STEPHENSON BROWNE

Set within a secure and peaceful environment surrounded by mature greenery, this beautifully presented five-bedroom detached home offers a perfect blend of modern living, flexible space, and a prime location. Built in 2019 by the well-regarded developer Wain Homes, the property has been thoughtfully designed to meet the needs of growing families seeking both style and functionality. Conveniently situated close to local amenities, highly regarded schools, and excellent transport links, it provides the ideal balance of tranquility and accessibility.

The ground floor welcomes you with a spacious entrance hallway leading to the heart of the home, a striking open-plan dining kitchen featuring high-quality finishes, ample integrated appliances, and direct access to the rear garden. This space is ideal for family living and entertaining, complemented by a generous lounge providing a warm and relaxing atmosphere. A separate study/playroom adds valuable flexibility, suitable for remote working or a children's play area.

Further enhancing the ground floor is a fully converted garage, now a self-contained studio perfect for creative pursuits, home business use, or guest accommodation. Bifold doors have been installed in place of the original garage doors, allowing for ample natural light. A practical utility room and downstairs WC complete the ground floor layout, adding everyday convenience.

The first floor continues to impress with five well-proportioned double bedrooms. The master benefits from fitted wardrobes and a contemporary en suite shower room, while the second bedroom also enjoys its own private en suite, perfect for guests or older children. Three additional double bedrooms are served by a modern family bathroom, ensuring ample space for the whole family.



Externally, the property offers off-road parking for up to three vehicles. The landscaped and well-maintained rear garden provides a secure, private outdoor retreat featuring a patio area for seating and entertaining alongside a generous laid-to-lawn space for family activities. The garden also includes a powered shed, offering convenient storage or workshop potential.

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

Hallway

Composite front entrance door, entrance matting, carpet flooring, under stair storage, two ceiling light fittings, central heating radiator, power points, phone point, stair access to first floor accommodation.

Kitchen/Dining Room

19'0" x 12'10"
Contemporary Breakfast Kitchen comprising high gloss wall and base units with work surface over, inset sink with double drainer and mixer tap, integrated eye level double electric oven, five ring gas hob with extractor over and paneled splash back, integrated dishwasher and fridge freezer, under unit downlighters, ceiling spotlights, ample appliance power points with USB charging points, UPVC double glazed window to the rear elevation, high grade vinyl wood effect flooring throughout, ethernet connection, TV Point. To the dining area is a ceiling light fitting, central heating radiator, power points, French doors leading out into the rear garden.

Utility

6'4 x 6'0"
Benefitting the same high gloss wall and base units as the kitchen with work surface over, space and plumbing for a washing machine and dryer, inset stainless steel sink with single drainer and mixer tap, houses the boiler, ample power points, tiled flooring, central heating radiator, ceiling light fitting, extractor fan, external side door access.

Lounge

18'3" x 11'11"
Feature double glazed walk in bay window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, ample power points, TV point, ethernet connection.



Double Garage/Home Gym

17'10" x 17'1"
Aluminum framed bifold doors to the front elevation featuring xenon-filled panels with integral blinds situated between the glass panels, ceiling strip lights, wall mounted mirrors to one side, wood effect flooring, energy efficient 2000W 'ADAX Neo' electric radiator which can be programmed manually or via Wi-Fi using an app, wall-mounted cabinets house the consumer unit and internet optical fibre connection, ample power points, brackets for a wall mounted TV.

Music Room/Playroom

9'11" x 6'5"
UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, power points, ethernet connection, TV point, phone point.

WC

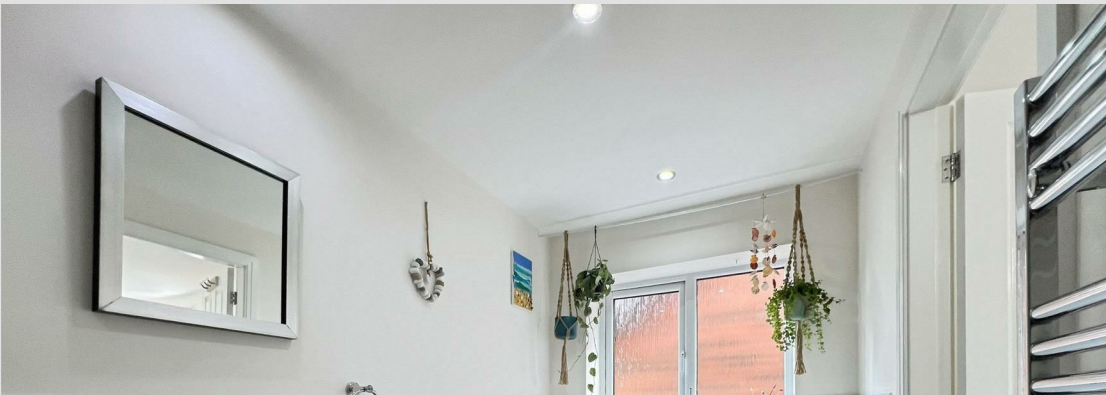
6'7" x 2'10"
Low level WC, hand wash basin with mixer tap and tiled splash back, central heating radiator, tiled flooring, UPVC double glazed window to the front elevation, ceiling light fitting.

Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, central heating radiator, power points, loft access with pull down ladder power (the loft has been fitted with a platform built from timber with some shelving allowing for storage space, with power and light), positive pressure point located in the loft with vent to the landing. Access to the Airing cupboard measuring 2'6" x 5'6", carpeted, contains hot water storage tank & compressor and has been fitted with removable wooden shelving.

Master Bedroom

15'1" x 10'9"
UPVC double glazed window to the rear elevation, ceiling fan light fitting, fitted wardrobes, carpet flooring, central heating radiator, ample power points with USB charging points, ethernet connection, TV point, phone point, direct access into the En suite.



En Suite to Master

10'7" x 5'6"

Modern four piece suite comprising low level WC, hand was basin with storage underneath and fitted heated mirror above, low level bath with upgraded mixer tap with fixed shower head attachment, walk in mains pressure shower with removable shower head and tiled splash back, thick vinyl wood effect flooring, chrome heated towel rail, ceiling spotlights, UPVC double glazed window to the side elevation, extractor fan.

Bedroom Two

13'4" x 10'6"

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

En Suite to Bedroom Two

7'2" x 3'9"

Modern three piece white suite comprising low level WC, hand wash basin with mixer tap with wall mounted mirrored cabinet above, walk in mains pressure shower with removable shower head and tiled splash back, thick vinyl wood effect flooring, ceiling spotlights, chrome heated towel rail, UPVC double glazed window to the side elevation.

Bedroom Three

11'3" x 10'6"

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

Bedroom Four

11'6" x 10'6"

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

Bedroom Five

11'6" x 9'4"

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



Family Bathroom

9'7" x 7'8"

Modern four piece white suite comprising low level WC, hand wash basin with wall mounted mirrored cabinet above, low level bath with pillar taps, walk in mains pressure shower with removable shower head and tiled splash back, thick vinyl wood effect flooring, chrome heated towel rail, ceiling spotlights, UPVC double glazed window to the front elevation.

Externally

To the front of the property, a generously sized tarmac and gravel driveway offers ample off-road parking, with convenient side access available on both sides of the home.

To the rear, the garden extends to an impressive 200 sqm, creating a fantastic outdoor space ideal for families and entertaining. A paved patio area provides the perfect setting for al fresco dining or relaxing in the sun, while the expansive lawn offers plenty of room for play or gardening. Completing the garden is a charming summer house-style shed, fully fitted with power, ideal as a home office, hobby space or additional storage. Additionally, a smaller shed is located to the side of the property, offering further storage options for garden tools or outdoor equipment.

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.

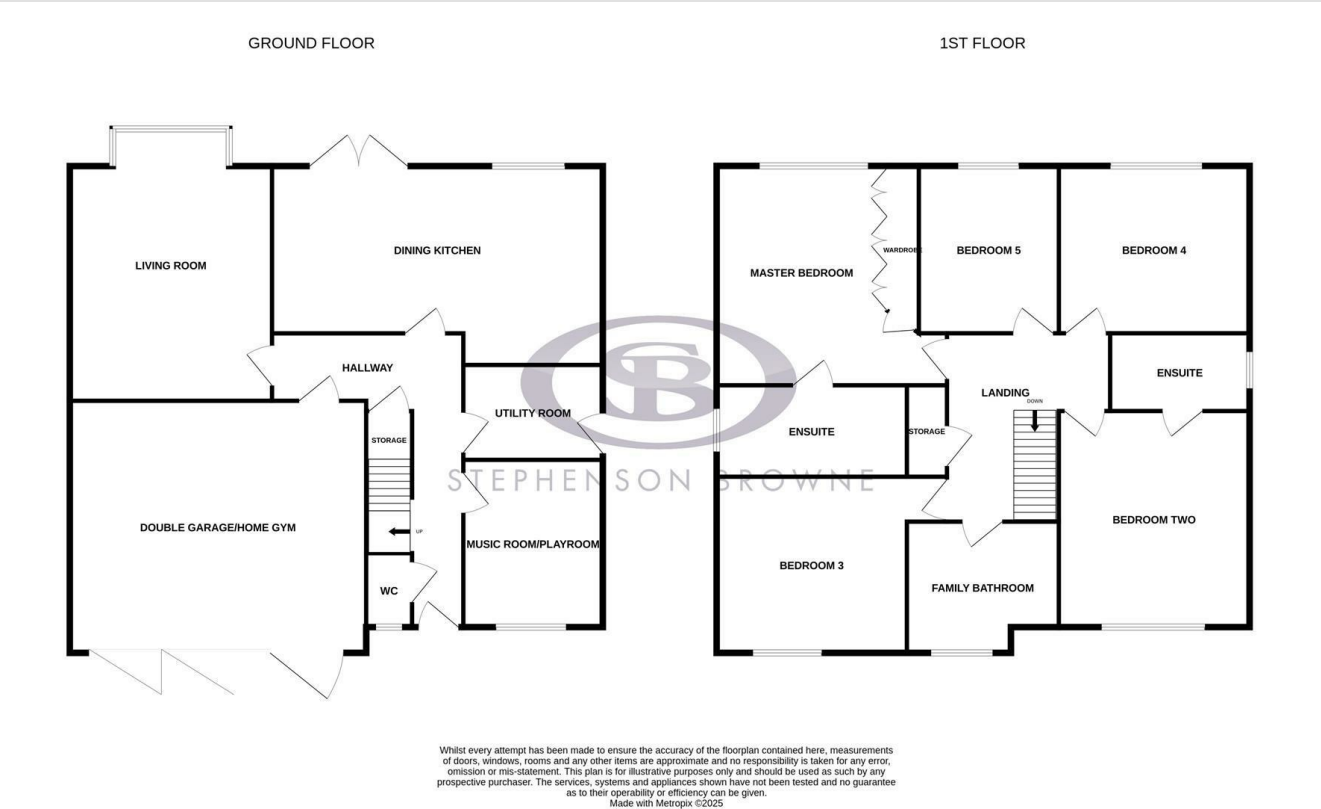
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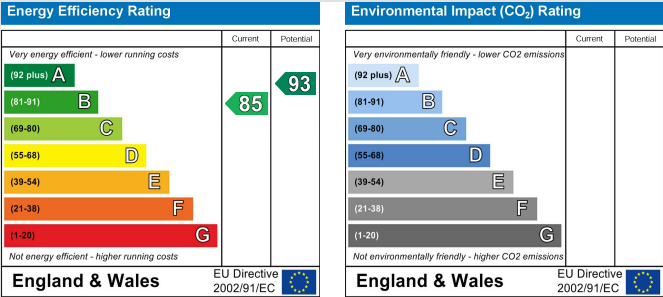
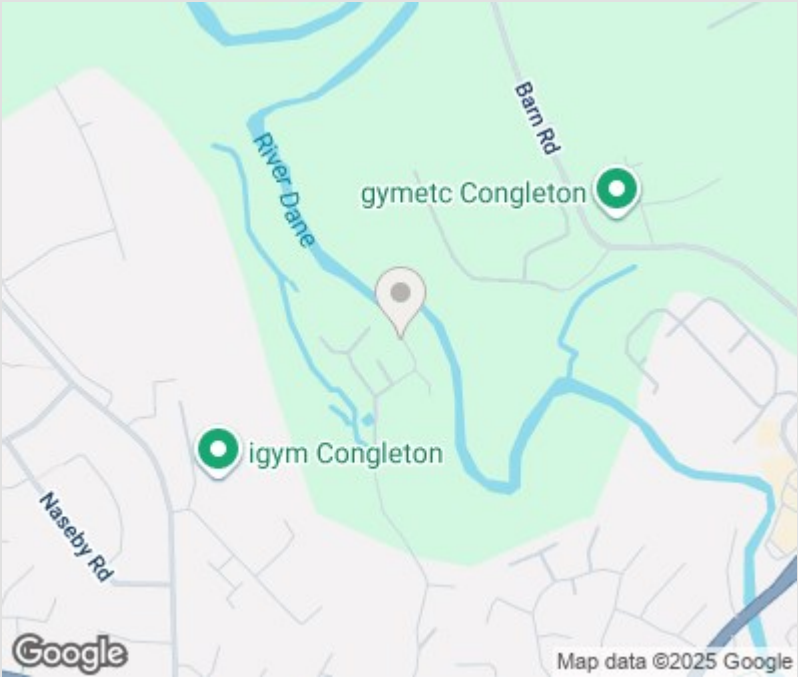




Floor Plan



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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