



85 LOMAS WAY, CONGLETON, CW12 2GH

ASKING PRICE £450,000



STEPHENSON BROWNE

Built in 2019 by the highly regarded Bloor Homes, this outstanding four-bedroom detached residence occupies one of the largest plots on the estate. Positioned on a desirable corner plot, the property offers generous indoor and outdoor space with an abundance of natural light throughout, thanks to its dual-aspect windows and thoughtfully designed layout.

From the moment you step inside, the quality and care with which this home has been maintained is immediately apparent. The current owners have cherished the property, keeping it in immaculate condition to a show home standard, creating a stylish yet welcoming space that's ready to move straight into.

Stepping into the property, you are welcomed by a spacious entrance hall that provides access to all principal rooms. The generous dual-aspect lounge features a beautiful walk-in bay window, allowing natural light to flood the space and creating a bright, inviting atmosphere. A separate study offers the ideal space for working from home, or could easily be used as a snug or playroom, depending on your needs.

At the heart of the home is the impressive open-plan kitchen/dining/family room, a true hub for everyday living and entertaining. The kitchen is finished to a high standard, complete with a range of integrated appliances and ample cupboard space. The adjoining dining and family area is perfect for hosting family gatherings or simply relaxing, with French doors opening directly onto the rear garden. For added convenience, there is also a separate utility room and a ground floor WC.

Upstairs, the sense of space and style continues with four well-proportioned bedrooms, all well presented. The generous principal bedroom benefits from built-in wardrobes and a sleek en suite shower room. The remaining three bedrooms are served by a contemporary four-piece family bathroom, complete with a separate bath and walk-in shower.



Outside, the property continues to impress. To the front, there is off-road parking for two vehicles, leading up to a detached garage which provides an additional parking space or useful storage. Part of the garage is currently used as an at home gym, offering further flexibility to suit your needs. Side access leads to the rear garden, a beautifully landscaped and well-maintained outdoor space. Here you'll find a paved patio seating area perfect for alfresco dining, vibrant flower beds full of colour, and a lush lawned area, the perfect space to enjoy with the whole family.

This is a rare opportunity to purchase a nearly-new home in immaculate condition on one of the most desirable plots within this sought-after development. Combining space, style, and practicality both inside and out, this property truly needs to be viewed to be fully appreciated.

Locally - Set on the edges of Congleton and just a short walk away to open countryside you also have easy access into Manchester and Macclesfield through the link road, Congleton Town is just a 10 minute drive away offering plenty of amenities, new restaurant's, pubs and bars and lovely little cafe's. You are also within the catchment area for a good selection of Schools including the well regarded 'Eaton Bank Academy'.

Entrance Hall

External front entrance door, ceiling light fitting, central heating radiator, carpet flooring, power points, providing access to all ground floor accommodation.

Lounge

16'2" x 10'11"
UPVC double glazed walk in bay window to the side elevation and UPVC double glazed window to the front elevation, two ceiling light fittings, carpet flooring, central heating radiator, ample power points.

Study

10'7" x 6'4"
Versatile room to have as a study, playroom or hobby space comprising UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, ample power points.



Open Plan Kitchen/Dining/Family Room

26'2" x 10'4"

Fitted high gloss Kitchen comprising wall and base units with work surface over, inset sink with single drainer and pull out mixer tap, integrated eye level double oven, fridge freezer and dishwasher, electric hob with extractor over, ample power points, UPVC double glazed window to the side and rear elevation, ceiling spotlights, wood effect flooring.
Dining / Family Area - UPVC double glazed window and French doors to the rear elevation, central heating radiator, ceiling light fitting, wood effect flooring, ample power points, two wall light fittings, direct access into the utility, under stair storage and stair access to the first floor accommodation.

Utility

7'1" x 5'8"

Comprising wall and base units with work surface over, space and plumbing for a washing machine and dryer, wood effect flooring, ceiling spotlights, central heating radiator, external side door access, ample power points, houses the boiler.

Downstairs WC

5'9" x 3'6"

Low level WC, hand wash basin with mixer tap and tiled splash back, wood effect flooring, ceiling spotlights, UPVC double glazed window to the side elevation, central heating radiator.

Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, central heating radiator, power point, loft access, storage cupboard.

Bedroom One

10'7" x 10'2"

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

En Suite

7'1" x 5'7"

Low level WC, hand wash basin with mixer tap and tiled splash back, walk in mixer shower with tiled splash back and removable shower head, heated towel rail, tiled flooring, ceiling spotlights, UPVC double glazed window to the side elevation.

Bedroom Two

13'11" x 8'3"

UPVC double glazed windows to the front and side elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

Bedroom Three

10'8" x 8'2"

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



Bedroom Four

8'6" x 7'10"

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

Family Bathroom

11'9" x 7'6" max

Four piece white suite comprising low level WC, hand wash basin with mixer tap and tiled splash back, low level bath with mixer tap and shower head attachment, walk in mixer shower with tiled splash back and removable shower head, ceiling spotlights, tiled flooring, heated towel rail, shavers port, UPVC double glazed window to the side elevation.

Garage

19'4" x 8'6"

Up and over garage door, power and light.

Externally

Outside, the property has even more to offer. At the front, there's off-road parking for two cars and a detached garage, which can be used for extra parking or storage. Part of the garage is currently set up as a home gym, giving you flexible use of the space. A side gate leads to the rear garden, which is beautifully landscaped and easy to look after. It features a paved patio area ideal for outdoor dining, colourful flower beds, and a well-kept lawn.

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 an annual communal maintenance charge of £184 per annum.

Need to Sell?

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

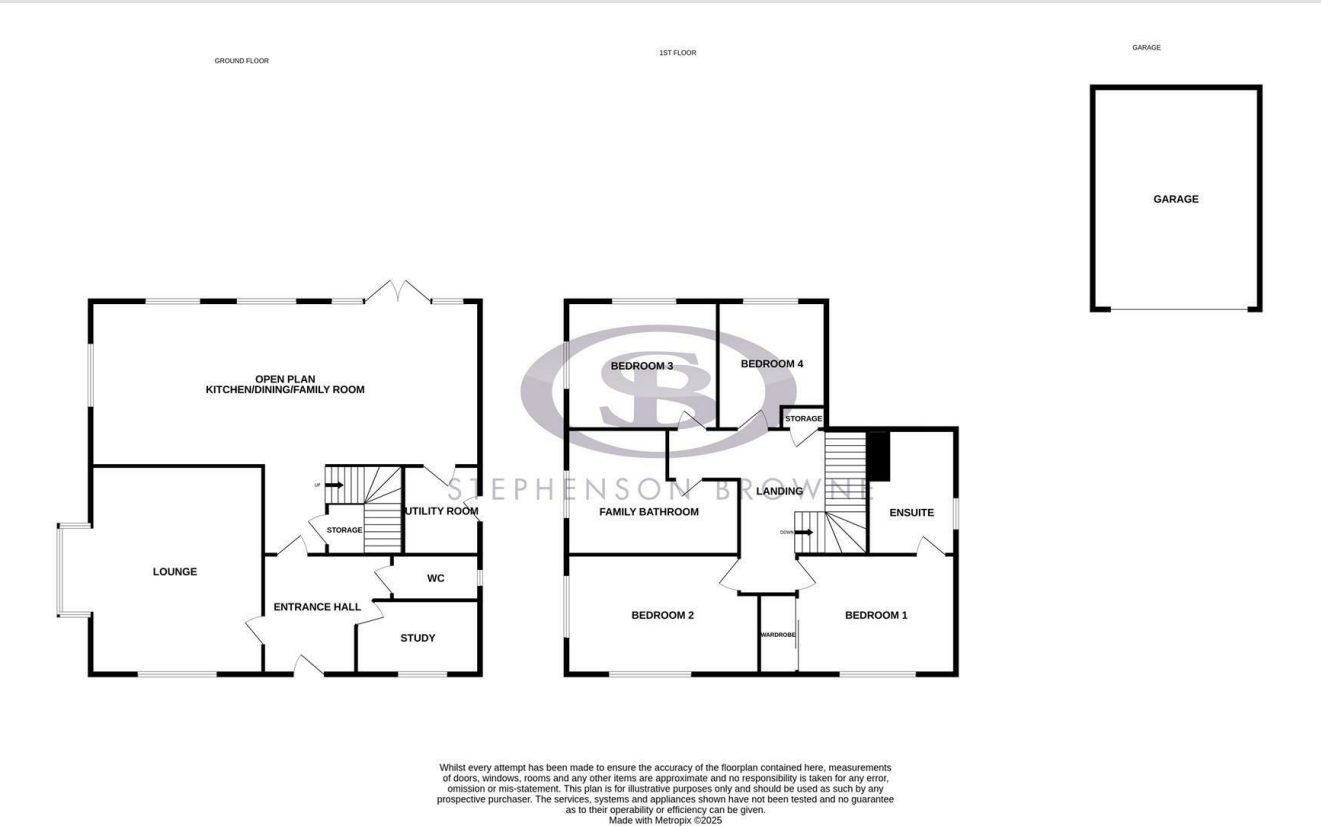
AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

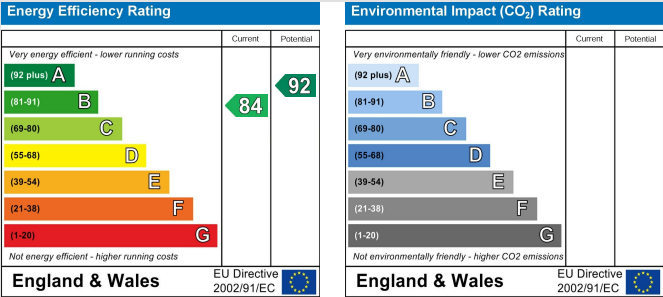




Floor Plan



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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64