



## 41 Moss Road, Congleton, CW12 3BN

£820,000

- Executive detached residence set upon a substantial plot
- Five double bedrooms, including master with en-suite and dressing area
- Jack and Jill en-suite to bedrooms two and three
- Generous sized rear garden backing onto open countryside with far-reaching views
- Prime non-estate location in the heart of Mossley
- Extended and enhanced for flexible family living

# 41 Moss Road, Congleton CW12 3BN

Elmswood is an executive detached residence set upon a substantial plot

Positioned proudly on one of Mossley's most prestigious addresses. This exceptional five-bedroom home on Moss Road offers an enviable combination of space, versatility and location. Enjoying a generous and mature plot with a backdrop of open fields & far-reaching views, this distinguished residence is an ideal proposition for discerning buyers.



Council Tax Band: G



The property is approached from the roadside onto a generous sized driveway providing ample off-road parking, whilst the front canopied entrance enhances the aesthetics of this magnificent sized home.

You enter the property into a wide and welcoming reception hall with exposed beams and classic character detailing. The ground floor boasts a substantial L-shaped lounge with multi fuel fire & patio doors opening onto the rear garden, perfect for entertaining or relaxing with uninterrupted views of the garden & landscape.

A separate formal dining room provides further reception space, and the well-appointed kitchen comes complete with a range of integrated appliances & quality cabinetry.

A partially converted double garage now incorporates a dedicated utility room and an additional office/workspace, offering options for remote working or conversion to further living space/gym.

The ground floor is completed with a convenient shower room, perfect for visiting guests or multigenerational living.

Upstairs, a feature vaulted ceiling with Velux skylight graces the landing, adding light and a sense of grandeur. All five bedrooms are generous doubles, and those to the rear of the property enjoy commanding views over fields and countryside beyond—serenity in every sunrise.

The master suite includes a defined dressing area and stylish en-suite, whilst the Jack and Jill arrangement to bedrooms two and three adds practical family functionality. A spacious family bathroom serves the remaining bedrooms.

Externally, the extensive rear garden is a standout feature, a lush, private expanse with mature trees and patio space for entertaining.

A True One-Off. This is a rare opportunity to secure a home of stature in a sought-after location, offering a countryside lifestyle with all the convenience of Mossley's amenities, Congleton town centre with its array of independent shops & restaurants, schools and transport links including Congleton close at hand.

Early viewing is strongly recommended to appreciate the scale, setting and location of this executive home.

**Reception Hall**

11'5" x 11'3"

Having a UPVC front entrance door with UPVC double glazed window to each side.

Feature beams to the ceiling. Radiator.

Stairs to first floor accommodation.

**Ground Floor Shower Room**

6'5" x 7'6"

Having a UPVC double glazed obscure window to the front aspect.

Comprising of a three-piece suite featuring a shower cubicle with shower over, low-level WC with push flush, pedestal wash hand basin. Double radiator. Vinyl flooring, partially tiled walls. Extractor fan. Recessed Spotlights.

**Lounge**

24'9" x 23'11"

Having a UPVC double glazed bay window to the front aspect, UPVC double glazed sliding doors to the rear aspect with access to the garden and UPVC double glazed windows to the rear aspect.

Two double radiators and 1 single radiator. Feature fireplace comprising of a multifuel burner, sat on a slate hearth with oak beam over.

Wood effect panelling to the ceiling with recessed spotlights.

**Dining Room**

15'5" x 14'8"

Having a UPVC double glazed sliding doors with access to the garden.

Double radiator. Wood effect beams to the ceiling.

**Study**

10'8" x 6'7"

Having UPVC double glazed windows to the rear aspect offering views over the garden & adjacent fields. Radiator.

**Kitchen**

17'3" x 8'11" extending to 16'8"

Having a UPVC double glazed window to the rear and side aspect overlooking the gardens.

Featuring a range of oak effect wall cupboard and base units with work surfaces over and upstands, incorporating a stainless steel sink and drainer with chrome mixer tap over, Bosch gas hob with extractor hood over Bosch double oven. Space for fridge freezer and space and plumbing for dishwasher.

Tiled floors. Double radiator.

Access to the rear via a UPVC side entrance door and access to the-

**Utility Room**

10'0" x 6'2"

Having a UPVC double glazed window to the side aspect.

Freestanding work surfaces incorporating a dual stainless steel sink with chrome mixer taps over. Space and plumbing for washing machine, dryer and space for freezer.

Freestanding gas central heated boiler.

**Garage/Office/Gym**

16'9" x 9'7" extending to 16'0"

Previously utilised as an office space with power and electric.

**Landing**

First floor landing, Partially boarded loft with lights.

Double glazed Velux window to the ceiling.

Double radiator

Access to the bedrooms and bathroom

### **Master Bedroom**

22'10" x 16'2"

Having a UPVC double glazed window to the front side and rear aspect with views of the gardens and the countryside. Double radiator. Access to the en-suite.

### **En Suite**

8'3" x 5'0"

Having a UPVC double glazed obscure window to the rear aspect.

Comprising of a three-piece suite featuring a double width shower cubicle with power shower, pedestal wash hand basin with chrome mixer taps over, low-level WC with push flush. Heated towel rail. Extractor fan. Tiled floors and walls.

### **Bedroom Two**

16'0" x 15'4"

Having a UPVC double glazed window to the front and side aspect.

Double radiator. Access to -

### **Jack & Jill En Suite**

12'5" x 5'4"

Comprising of a three-piece suite featuring a double width shower cubicle with power shower over, pedestal wash hand basin with chrome mixer taps over, low-level WC. Heated towel rail. Extractor fan. Tiled walls and floor.

### **Bedroom Three**

15'11" x 12'9"

Having a UPVC double glazed window to the rear aspect overlooking the gardens.

Double radiator access to the Jack & Jill shower room.

### **Bedroom Four**

14'1" x 10'3"

Having a UPVC double glazed window to the front aspect.

Radiator.

### **Bedroom Five**

11'1" x 8'10"

Having a UPVC double glazed window to the rear aspect with view of the gardens.

Radiator.

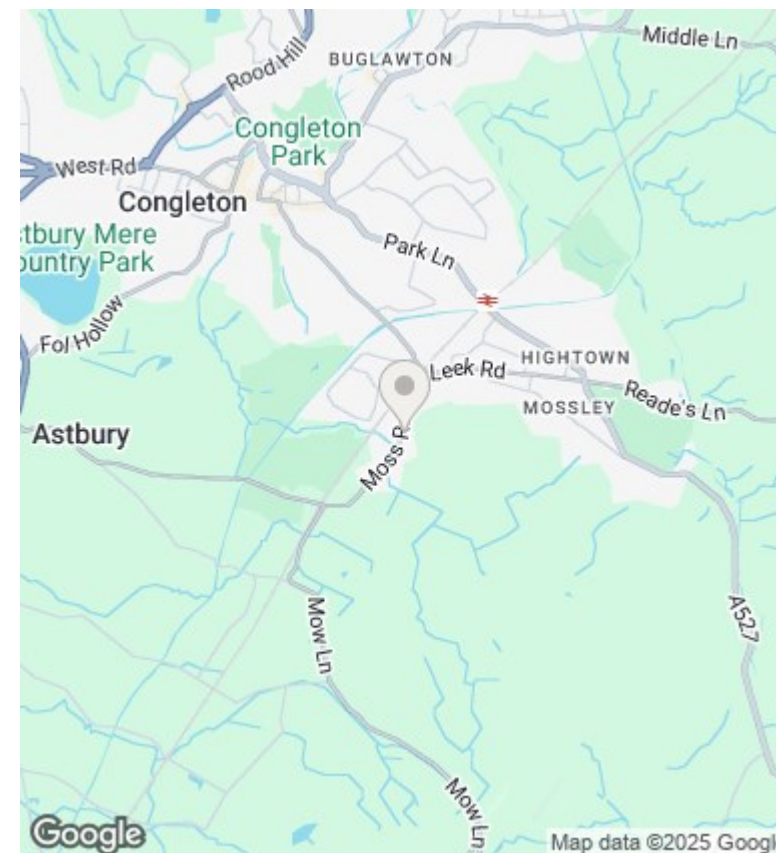
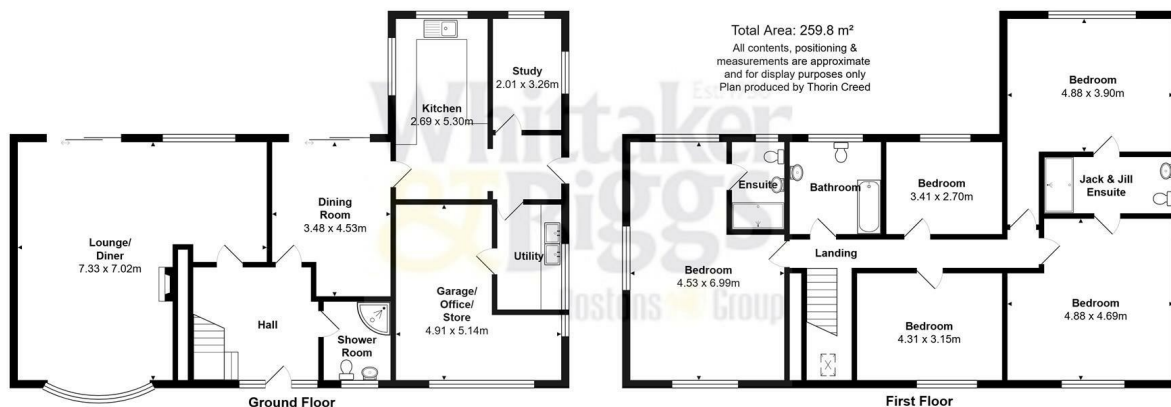
### **Family Bathroom**

8'9" x 8'9"

Having a UPVC double glazed obscure window to the rear aspect. Comprising of a three piece suite featuring a Jacuzzi style panel bath, pedestal wash hand basin with chrome mixer taps over, low-level WC with push flush. Chrome heated towel rail. Extractor fan. Tiled walls and floor.







## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

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