



34 Massey Way, Congleton, CW12 2QU

Offers In The Region Of £475,000

- Immaculately Presented Four Double Bedroom Detached Residence
- Downstairs WC
- Modern Family Bathroom
- Close To Countryside Walks & Local Amenities
- Open Plan Living, Dining & Kitchen
- Master Bedroom With Fitted Wardrobes & En-Suite
- Extended Porcelain Tiled Patio Area & Lawned Garden
- Separate Lounge With Feature Walk-in Bay Window
- Bedroom Two With Additional En-Suite Facilities
- Integral Garage & Off Road Private Parking

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Perfectly positioned within the attractive Hudson Meadow development, we are delighted to present to the market this recently constructed four double bedroom detached residence.

The property is positioned on a peaceful cul-de-sac and includes an extensive range of additional upgrades with Karndean flooring throughout the ground floor accommodation with the exception of the lounge area, along with high specification AEG appliances in the kitchen.



Council Tax Band: E



You are initially welcomed into a good size entrance hall, the lounge benefits from a walk-in bay window with the added addition of wooden bespoke shutter blinds, allowing the natural light to flow through but equally offering full privacy for the prospective purchaser.

The open plan kitchen, dining and family area is of generous size and offers plenty of space for entertaining friends and family whilst benefiting from French doors with direct access onto the newly laid patio area.

The kitchen as previously mentioned is equipped with on trend units, high specification AEG appliances and integrated fridge and freezer. There are double doors into a cleverly designed utility store which is an ideal space for laundry facilities and finally for your convenience there is a downstairs WC.

Onto the first floor there is a spacious landing with plenty of supplementary storage cupboards and access to the four double bedrooms, with the master bedroom fitted with mirrored sliding wardrobes and en-suite shower room, the second bedroom also has the advantage of an en-suite shower room whilst the two remaining bedrooms offer beautiful side views of Bosley cloud and have access to the family bathroom, worthy of particular mention has to be that the washrooms are all furnished with high quality Roca fitments.

Externally the property sits on a larger than average plot with the potential to create additional parking if desired. The appealing frontage provides a lawned area and direct access to the integral single garage, a tarmac driveway offers ample parking for multiple vehicles.

To the rear of the home there is a low maintenance lawned garden with an extended recently laid porcelain tiled patio area ideal for summer dining and entertaining.

Conveniently situated close to open countryside towards the Northeast of Congleton on the fringe of the town, not far from the affluent hamlets of Timbersbrook and Key Green, with plentiful walks including Bosley cloud, Macclesfield Canal, just to name a few.

Buglawton is a popular suburb which is often favoured for its excellent commuting links toward Macclesfield and South Manchester via the A523. It is home to an established convenience store, which is within walking distance, as are reputed Havannah and Buglawton Primary Schools.

Within close proximity is the bustling town of Congleton with its range of well-established eateries, wine bars, coffee shops and shopping facilities to suit your everyday needs.

Built in 2024, with a 9 year remaining NHBC guarantee, this energy efficient home also offers economic benefits, we feel a viewing is essential to fully appreciate the location and appeal of this stunning home.

Entrance Hallway

Having a composite front entrance door with obscure double glazed window to the side.

Double radiator. Karndean flooring. Access to the ground floor accommodation and stairs to the first floor.

Lounge

16'7" x 12'10"

Having a UPVC double glazed walk-in bay window with bespoke wooden fitted shutters to the front aspect.

2 double radiators.

Open Plan Dining Kitchen & Living Area

30'5" x 10'1"

Kitchen area

Having a UPVC double glazed window to the rear aspect. Featuring a range of trend wall cupboard and base units with work surfaces over with up stands -incorporating a one and a half bowl sink and drainer with chrome mixer tap over, AEG gas hob with extractor hood over, AEG double oven. Integrated fridge and freezer. Enclosed cupboard housing the boiler.

Double doors with access to a utility store, space and plumbing for washing machine and dryer with work surfaces over.

Karndean flooring.

Dining area

Having UPVC double glazed French doors with UPVC double glazed windows to each side -access onto the patio area and gardens.

Double radiator.

Karndean flooring.

Living area

Having a UPVC double glaze window to the rear aspect.

Double radiator.

Karndean flooring.

Downstairs WC

Comprising of a two-piece Roca suite featuring a wall mounted wash hand basin with chrome mixer tap over, WC with push flush. Double radiator, extractor fan. Karndean flooring.

First Floor Landing

Access to the loft .Double radiator.

2 handy storage cupboards.

Bedroom One

15'11" x 13'2"

Having a UPVC double glazed window to the front aspect

Mirrored sliding wardrobes. Double radiator. Access to the-

En-suite

7'6" x 5'5"

Having a double width shower cubicle with power shower over, wall mounted wash hand basin with chrome mixer tap over, low-level WC with push flush. Recessed downlights. Extractor fan. Double radiator. Karndean flooring.

Bedroom Two

13'1" x 12'2"

Having a UPVC double glazed window to the front aspect. Double radiator.

Handy storage cupboard with space for shelving.- Access to the en-suite

En-suite

7'5" x 5'4"

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

Comprising of a three-piece Roca suite featuring a double width shower cubicle with electric shower, wall mounted wash and basin with chrome mixer tap over, WC with push flush, double radiator. Extractor fan. Recessed downlights Karndean flooring.

Bedroom Three

12'6" x 9'11"

Having a UPVC double glazed window to the rear aspect. Double radiator.

Bedroom Four

12'4" x 10'7"

Having a UPVC double glazed window to the rear aspect. Double radiator.

Family Bathroom

7'7" x 7'1"

Having a UPVC double glazed obscure window to the rear aspect. Comprising of a three-piece Roca suite featuring a panel bath with separate showerhead over, low-level WC with push flush, wall mounted wash hand basin with chrome mixer tap over. Ladder style heated towel rail. Recessed downlights. Extractor fan. Karndean flooring.

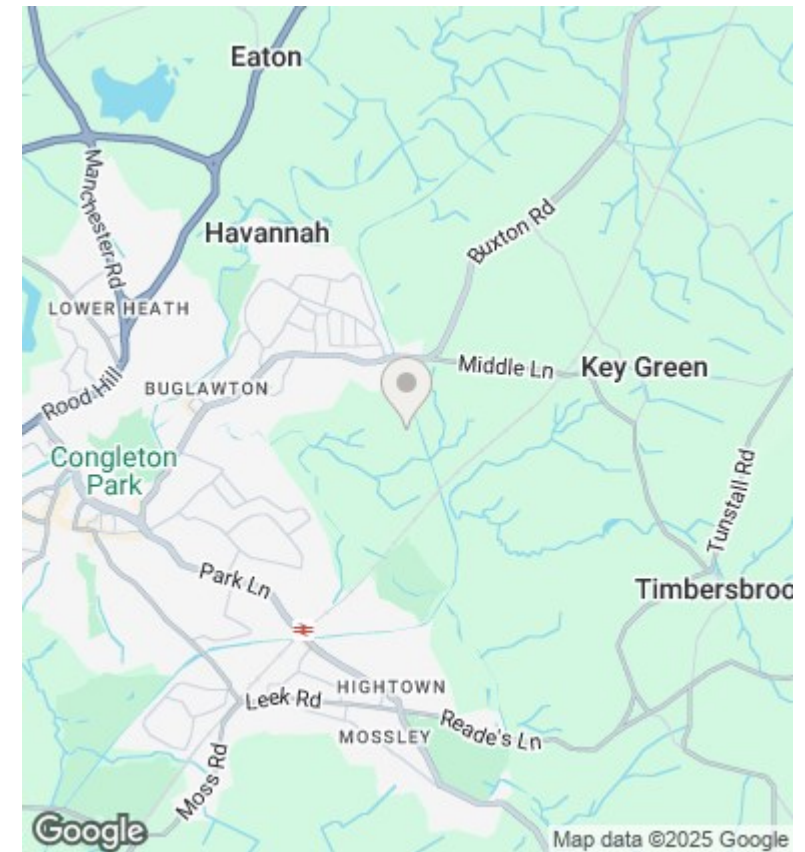
Externally

Having a good size frontage with a lawned garden and tarmac driveway providing parking for vehicles.

To the rear of the property there is an extended newly laid porcelain tiled patio area and low maintenance lawned garden, wooden planters with a range of mixed shrubs.







Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		