



## 18 Ginkgo Grove, Somerford, Congleton, CW12 4ZL

£360,000

- Immaculately Presented Four Double Bedroom Detached Residence
- Master Bedroom With En-Suite Shower Room
- Indian Stone Patio Area
- New Build Warranty
- Open Plan Dining Kitchen With French Doors Onto The Gardens
- On Trend Family Bathroom
- Integral Garage With Up & Over Door
- Separate Utility Room & WC
- Landscaped Gardens With Feature Pergola
- Close To Local Amenities & Schools



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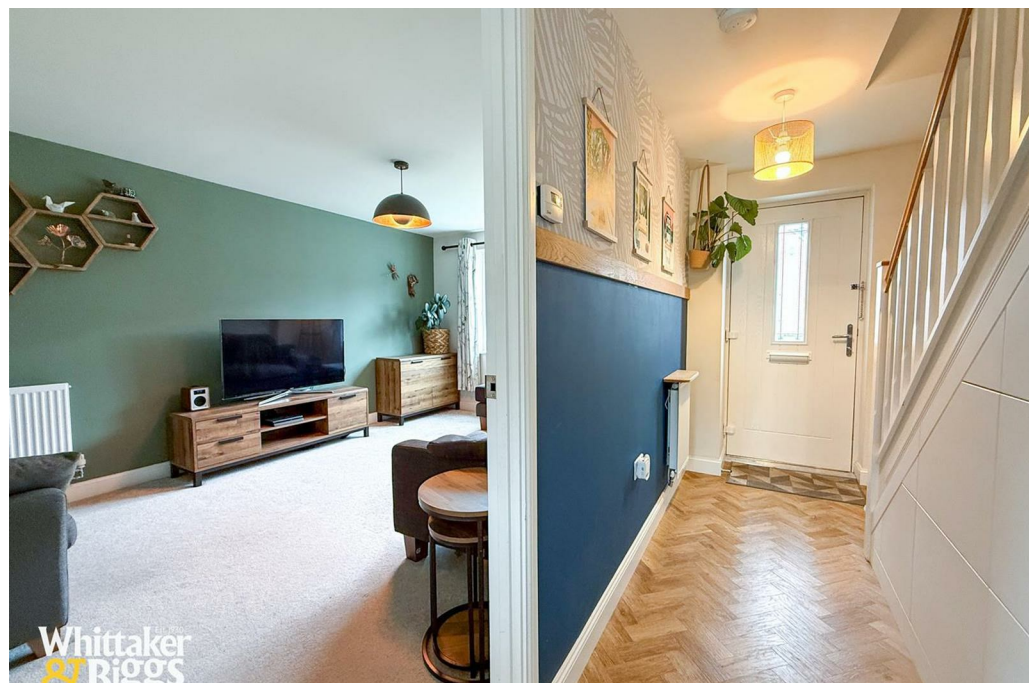
\*\*\*NEW INSTRUCTION\*\*\* STAR BUY\*\*\*

An Immaculate four double bedroom detached residence constructed by Barratt Homes, combining contemporary design with bespoke upgrades.

Welcome to Ginkgo Grove a stunning, recently built four-bedroom detached home that blends all the advantages of a modern new build with a series of high end, bespoke enhancements. Designed for today's lifestyle, this property offers generous proportions, stylish interiors, and an exceptional level of finish throughout.



Council Tax Band: E



Upon entering, a spacious hallway sets the tone with Amtico flooring and handcrafted built-in storage, combining sophistication with practicality. The sizable family lounge delivers an inviting space for relaxation, while the open-plan dining kitchen forms the heart of the home, being a sleek, social hub with premium fittings, integrated appliances, and seamless access to both the utility room and ground-floor cloakroom as well as French doors allowing optimum light.

To the first floor are four well-proportioned double bedrooms, including a luxurious master suite with ensuite shower room, and a stylish family bathroom.

Externally, the landscaped rear gardens are truly impressive. Thoughtfully designed and beautifully maintained with thousands spent by the present owners, including a feature a pergola entwined with established wisteria, feature borders, and ample entertaining space creating a tranquil retreat that reflects the same care and attention found internally.

As a recently constructed home, it benefits from excellent energy efficiency, modern insulation standards, and the peace of mind of new build warranties, offering the very best in comfort and convenience.

With its immaculate presentation, premium upgrades, and enviable setting within a sought after development, this property represents a turnkey opportunity for discerning buyers seeking quality, space, and style.

### **Entrance Hall**

Modern composite front entrance door with central glaze panel, upgraded Amtico flooring, built in bespoke under stairs storage, additional under store cupboard. Radiator, stairs to first floor landing.

### **Lounge**

15'9" x 10'9"

Having a double glazed window to the front aspect, radiator.

### **Open Plan dining kitchen**

17'3" x 13'0"

Having range of modern wall mounted cupboard and base units with fitted concrete effect worksurface over incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap over. Range of integral appliances including an integral electric combination oven & grill, separate gas hob with stainless steel splashback and chimney style extractor fan over. Plumbing for dishwasher, space for tall standing fridge freezer. UPVC double glazed window to the rear aspect overlooking the gardens, recessed LED lighting to ceiling. Defined dining area having continuous Amtico flooring, radiator, UPVC double glazed French doors giving access out onto the garden with matching fully glazed side panels.

### **Utility room**

5'7" x 5'4"

Having fitted base and wall mounted units with worksurface over, plumbing for washing machine with space for tumble dryer. Grey wood effect flooring, UPVC double glazed window to the rear aspect, radiator. Extractor fan.

### **WC**

Access through to the ground floor cloaks having a Twyford suite comprising of WC and a corner set wash handbasin with chrome figments double obscured window to the side aspect.

### **First floor landing**

Having access to loft space. Mains fitted smoke alarm, storage cupboard.



### **Bedroom One**

13'9" reducing to 10'4" x 12'11"

Having UPVC double glazed window to the front aspect, radiators. Half panelled wall, door to ensuite shower room.

### **En Suite Shower Room**

Having a double width walk in shower cubicle with electric shower. Twyford suite comprising of wash hand basin and WC. Extractor fan, grey wood wash effect vinyl flooring, radiator.

### **Bedroom Two**

11'5" x 9'10"

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

### **Bedroom Three**

12'4" x 9'0"

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

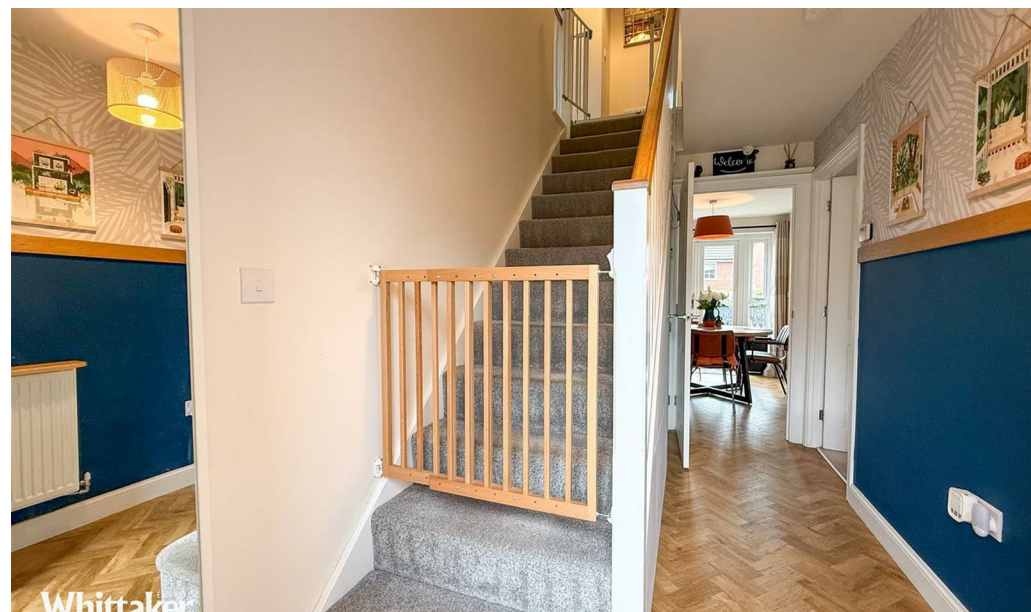
### **Bedroom Four**

9'5" x 10'2"

Having a double glazed window to the rear aspect, radiator.

### **Externally**

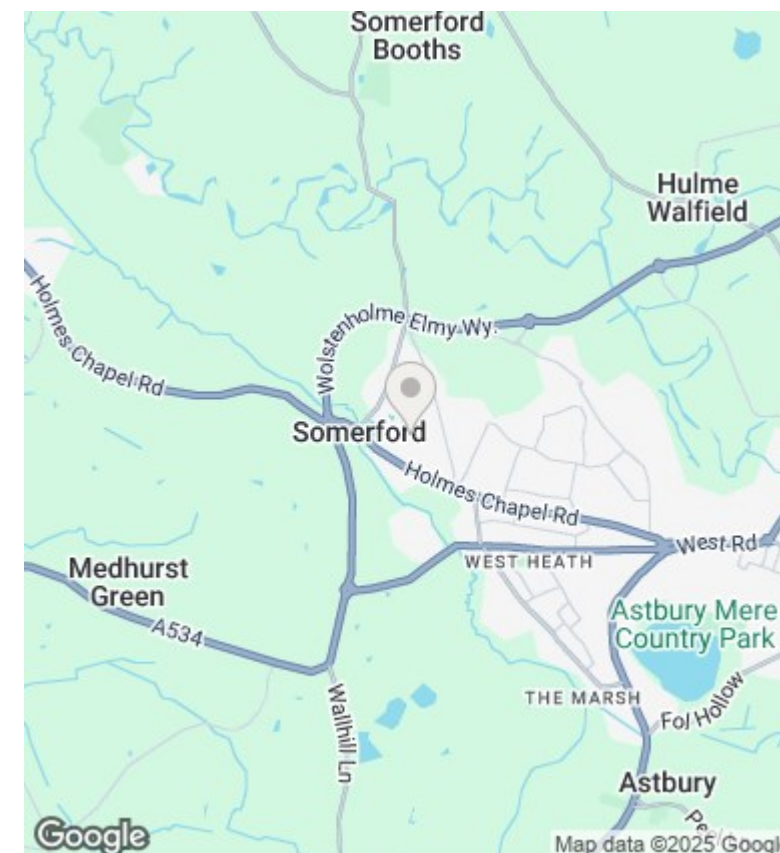
Externally the property is approached from the roadside onto a double width driveway also giving access to the integral garage having up and over door. Lawn front garden. Gated side access to the rear garden which is fully enclosed via a timber panels with feature timber raised borders adjoining Indian stone patio and lawn gardens. Feature pergola with intertwined with Wisteria.











## Directions

16 High Street, Congleton, Cheshire, CW12 1BD  
01260 273241

## 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) <b>A</b>                          |         | 94                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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