



## 43 Falcon Drive, Congleton, CW12 3UJ

£365,000

- Recently Constructed Three-Bedroom Detached Home
- Ground Floor Cloakroom/WC
- Well Maintained Rear Garden & Private Driveway
- Good Sized Plot With An Open Outlook To The Front Aspect
- Larger Than Average En-Suite To Master Bedroom
- Located Within Easy Reach Of Congleton Town Centre
- Open-Plan Dining Kitchen
- Separate Family Bathroom
- Close To Schools & Local Amenities

## 43 Falcon Drive, Congleton CW12 3UJ

This recently constructed three-bedroom detached home, built by the reputable Seddon Homes in 2022 enjoys a privileged position on this highly regarded Congleton development. The property occupies a good sized plot with an open outlook to the front aspect, with partial views from the first floor towards Bosley Cloud, creating a delightful sense of space and setting.



Council Tax Band: D



Upon entry, a welcoming hallway sets the tone with its luxurious LVT herringbone flooring, which continues seamlessly through to the light and spacious lounge, a bright, dual aspect room perfect for relaxation and entertaining.

The contemporary open-plan dining kitchen forms the social heart of the home, boasting on-trend cabinetry, integrated quality appliances, and a central cooking island providing an excellent workspace. The defined dining area features patio doors leading directly onto the landscaped rear garden, creating an effortless indoor, outdoor flow ideal for modern family living.

A ground floor cloakroom/WC adds further everyday convenience.

The first floor gallery landing offers a generous sense of space and leads to three well proportioned bedrooms, including a luxurious principal suite complete with a larger than average en-suite shower room featuring a double width walk in cubicle. The stylish family bathroom serves the remaining bedrooms and complements the home's modern finish.

Externally, the property enjoys a well maintained rear garden, laid mainly to lawn with a paved seating area, timber storage shed, and gated access to the private driveway providing off-road parking.

Located within easy reach of Congleton town centre, the property offers excellent access to local schools, shops, and amenities. For commuters, Congleton Train Station is nearby, providing convenient rail links to Manchester and beyond. The property also benefits from proximity to the Macclesfield Canal and Astbury Mere Country Park, both offering picturesque walks and leisure opportunities right on the doorstep.

With all the benefits one would expect from a newly built property this ideal home offers the perfect turn key opportunity.

### **Entrance Hall**

Having LVT herringbone flooring, radiator, composite front entrance door with obscured glazed panelling. Stairs off to 1st floor landing.

### **Lounge**

15'8" x 9'9"

Having dual aspect UPVC double glazed windows to the front & side aspect . LVT herringbone flooring

### **Open Plan Kitchen**

15'7" x 9'10"

Having dual aspect windows -defined dining area having space for table and chairs, under storage cupboard, grey wood effect laminate flooring. UPVC double glazed patio doors with full length glazed panels giving access & views out to the rear garden. Kitchen having a range of modern on trend wall mounted cupboard and base units with contrasting wall units with concrete style effect works surface over incorporating a 1 1/2 bowl single drainer stainless steel sink unit with mixer tap over. Under cupboard lighting, Recessed LED lighting to ceiling. Range of quality integral appliances including an integral electric combination double oven and grill with separate five ring gas hob with suspended ceiling chimney style stainless steel extractor fan over. Radiator.

### **Ground Floor cloaks,**

WC with concealed system, wall mounted wash hand basin, splashback tiling, extra extractor fan, continuous LVT herringbone flooring.

### **First Floor Galleried Landing**

Having a UPVC obscured double glazed window to the side aspect - Airing

cupboard having shelving and housing ideal gas fire central heating boiler. Mains fitted smoke alarm to ceiling and having access to loft space

### **Bedroom One**

10'9" x 10'0"

Having dual aspects UPVC double glazed windows with an open aspect to the front with partial views in the horizon over Bosley Cloud.

### **En-suite**

9'1" x 4'6"

Having a walk in double width shower enclosure with wall mounted rainfall effect shower with thermostatic controls, extractor fan, sliding glazed shower screen door, wall mounted wash hand basin, WC with concealed system having countertop, splashback tiling, patterned vinyl flooring, chrome heated towel radiator, shaver socket. UPVC double glaze obscured window to side aspect, recessed LED lighting to ceiling

### **Bedroom Two**

8'6" x 10'0"

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

### **Bedroom Three**

10'0" x 6'11"

Having a UPVC double glazed window to the front aspect enjoying views on horizon as well as having an open front aspect. Radiator.

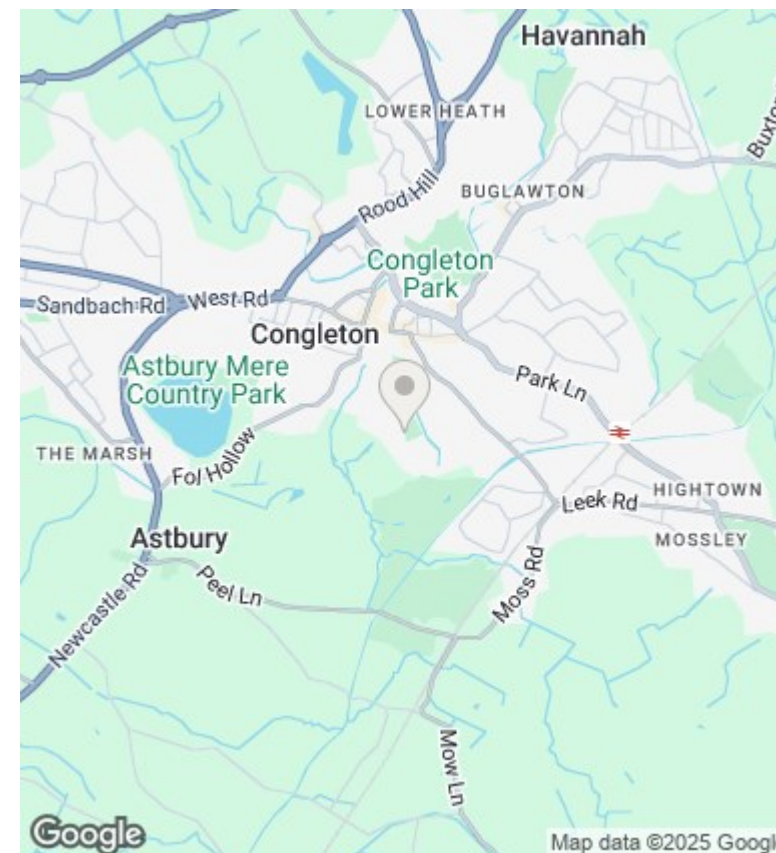
### **Externally**

Externally the property having an attractive frontage with planted floral borders and grass verge, lawned garden extending to the side with fenced boundaries side driveway providing off-road parking cars with gated access through to the full enclosure rear garden. Rear garden is fully enclosed via timber fence panels later on with an adjoining patio and paid pathway. Water tap.





All layouts, including kitchens, are for illustrative purposes only and may differ by development.  
Please speak to your Sales Advisor for more information.



## Directions

## Viewings

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

## Council Tax Band

D

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>95</b>               |
| (81-91) <b>B</b>                            | <b>83</b> |                         |
| (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 |