



## 5 Tudor Way, Congleton, Cheshire, CW12 4AS

Offers Over £500,000

- Immaculately Presented Four Bedroom Detached Residence
- Good Size Garden Room With Panoramic Views Of The Landscaped Garden
- Master Bedroom With Dressing Area & Ensuite Shower Room Plus Modern Family Bathroom
- Integral Garage & Ample Off Road Private Parking
- Offered With No Upward Chain
- Bright & Welcoming Breakfast Kitchen With High Specification Integral Appliances
- Two Spacious Loft Rooms With Ample Storage In The Eaves
- Superb Lounge With Defined Dining Area- Perfect For Entertaining
- Separate Utility & Downstairs Cloakroom
- Generous Size & Beautifully Kept Landscaped Gardens & Patio Area



# 5 Tudor Way, Congleton CW12 4AS

\*\*\*VIDEO TOUR AVAILABLE \*\*\* NEW PRICE\*\*\*NO ONWARD CHAIN\*\*\* OPEN TO OFFERS \*\*\*

This three storey four bedroom detached home offers excellent sized accommodation including a converted loft space creating two light and airy useful loft rooms.

Located close to Congleton town and its amenities this is the perfect area for exploring neighbouring countryside and the canal as well as picturesque walks to Asbury Mere.



Council Tax Band: E



The accommodation includes a fantastic sized porch leading into the entrance hallway with separate ground floor cloaks. The open plan lounge and dining room has an adjoining conservatory with an insulated roof. The breakfast kitchen is well equipped with a range of modern white gloss units and high specification integral appliances. Serving the kitchen is a separate utility room with immediate access to the garden and integral garage which has the benefit of a (recently installed 2024) remote controlled electric door.

The first-floor galleried landing has four bedrooms with the master having a defined dressing area with built in wardrobes and a modern en- suite shower room with a double width walk in shower cubicle. The en-suite has dual access from the bedroom and galleried landing. In addition, there is a sizable modern family bathroom.

From the first floor there is a staircase giving access to the two loft rooms, each with built in storage and roof windows providing light and views over the surrounding area.

Another standout feature has to be the beautifully landscaped gardens with feature borders stocked with an assortment of shrubs and established plants with a good degree of privacy. There is an extensive newly re-pointed Indian stone patio providing a perfect al fresco dining and relaxing space.

An ideal family home offering an excellent location as well as immaculately presented accommodation.

#### **Entrance porch**

3.15 x 2.11 (3.14 x 2.10)

Having a full length UPVC double glazed windows to the front and side aspect, modern composite front entrance door with central glass panel. Tiled floor, exposed brickwork, UPVC double glazed front entrance door with fully glazed panel giving access to -

#### **Entrance Hall**

4.39 x 2.06 (4.40 x 2.07)

Having tiled floor, radiator, coving to ceiling, under stairs storage cupboard. Stairs to first floor landing.

#### **Open Plan Lounge Diner**

8.79 x 3.63 (8.78 x 3.64)

Having a defined dining area with a UPVC double glazed window to the front aspect, radiator, coving to ceiling, recessed LED lighting to ceiling- Opening into lounge having a feature gas fire to chimney breast set upon a black granite hearth with matching inset. UPVC double glazed window to the side aspect, radiator, Inset LED lighting and coving to ceiling.

#### **Conservatory**

3.71 x 3.66

Of UPVC construction with fully insulated ceiling, constructed with a half brick built base wall. Tiled floor, UPVC double glazed windows to the rear and sides fully equipped with bespoke fitted blinds whilst having full views over the private rear gardens. Wall light points, UPVC double glazed patio doors giving access onto the rear garden and patio.

#### **Kitchen**

3.30 x 4.01

Having a range of white gloss wall mounted cupboard and base units with under cupboard lighting. Contrasting work surface over incorporating a composite one and a half bowl single drainer sink unit with chrome mixer tap. A range of quality integral appliances, including Neff halogen hob with black glass splashback, Cooke and Lewis chimney style stainless steel extract to fan over. Neff double oven and combination grill below. Integral dishwasher. Glazed display cabinet with inset lighting, UPVC double glazed window to the side aspect overlooking the gardens. Recessed LED lighting to ceiling, radiator, tiled floor. Please note: the vendor informs there is a capped off gas supply to the kitchen.

#### **Utility Room**

3.02 x 1.78 (3.03 x 1.79)

Having access through to the integral garage. Fitted work surface with base units having plumbing for washing machine and space for tumble dryer. Space and plumbing for an American style fridge freezer. Tiled floor, tiled splashback to walls, UPVC double glazed obscured window to side and UPVC double glazed rear entrance store with glazed panel. Chrome heated towel radiator, tiled floor, internal access through to the garage.

#### **Ground floor cloakroom**

Having a W.C, pedestal wash hand basin. Part tiled walls, UPVC double glazed internal obscured window, radiator, continuous tiled flooring.

### **First floor galleried landing**

Having a galleried landing having wall light points, access to second floor.

### **Bedroom One**

3.61 x 5.16

Master bedroom with defined dressing area and Jack and Jill ensuite shower room, having coving to ceiling, radiator, double glazed windows to the rear aspect with views on the horizon. Defined dressing area having built in wardrobes with sliding mirror doors and oak effect trim. UPVC double glazed window to the rear aspect, recessed LED lighting to ceiling.

### **Ensuite shower room**

2.39 x 2.49

Having Jack and Jill access from the galleried landing a quality suite comprising of a double width fully enclosed shower cubicle with sliding glazed shower doors and fixed glazed shower screen having twin thermostatically controlled shower having a fixed rainfall showerhead and detachable shower all in fully tiled area. Roca low level WC and inset wash hand basin set in vanity storage unit with a wood effect finish. Wall mounted wash hand basin, fully tiled walls with contrasting tiling, recessed LED lighting to ceiling, tiled floor, double glazed obscure window to the rear aspect, chrome heated towel radiator, electric underfloor heating. Matching wood effect bathroom furniture. Door giving access to main bedroom suite onto the galleried landing.

### **Bedroom Two**

4.75 x 2.87 (4.74 x 2.88)

Having a UPVC glazed leaded window to the front aspect, radiator, built-in quality oak effect fitted wardrobes.

### **Bedroom Three**

2.87 x 3.02 (2.88 x 3.03)

Having a UPVC double glazed leaded window to the front aspect, radiator, recess LED lighting to ceiling.

### **Bedroom Four**

2.46 x 3.10 (2.47 x 3.09)

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

### **Family Bathroom**

3.33 x 1.75

Having a double ended panelled bath with wall mounted mixer tap and thermostatically controlled shower over with bifold shower screen, low level WC and inset wash hand basin set in vanity storage unit by Roca having wall mounted mixer tap over & vanity storage underneath. Chrome heated towel radiator plus additional radiator, fully tiled walls and floor, LED lighting into ceiling, double glazed obscure window to rear aspect.

### **Second Floor Landing**

Having storage to eaves, partially timber clad ceiling.

### **Loft Room one**

4.85 x 2.57 (4.86 x 2.56)

Having a double glazed skylight to ceiling. Storage to eaves, two built in store cupboards.

### **Loft Room Two**

2.77 x 2.54 (2.78 x 2.53)

Having a double glazed skylight to ceiling with views on the horizon. Built in storage to eaves.

### **Garage**

6.05 x 2.79 (6.04 x 2.80)

Having electric light and power, UPVC double glazed obscured window to the side aspect, Worcester gas fire central heating boiler. Electric remote controlled recently installed (2024) electric up and over door.

### **Externally**

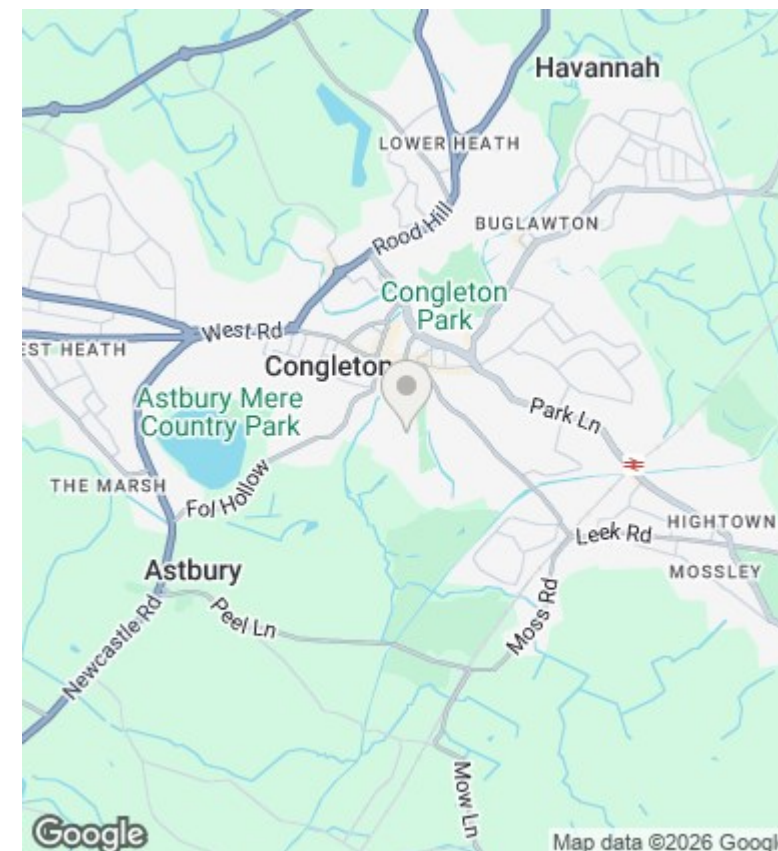
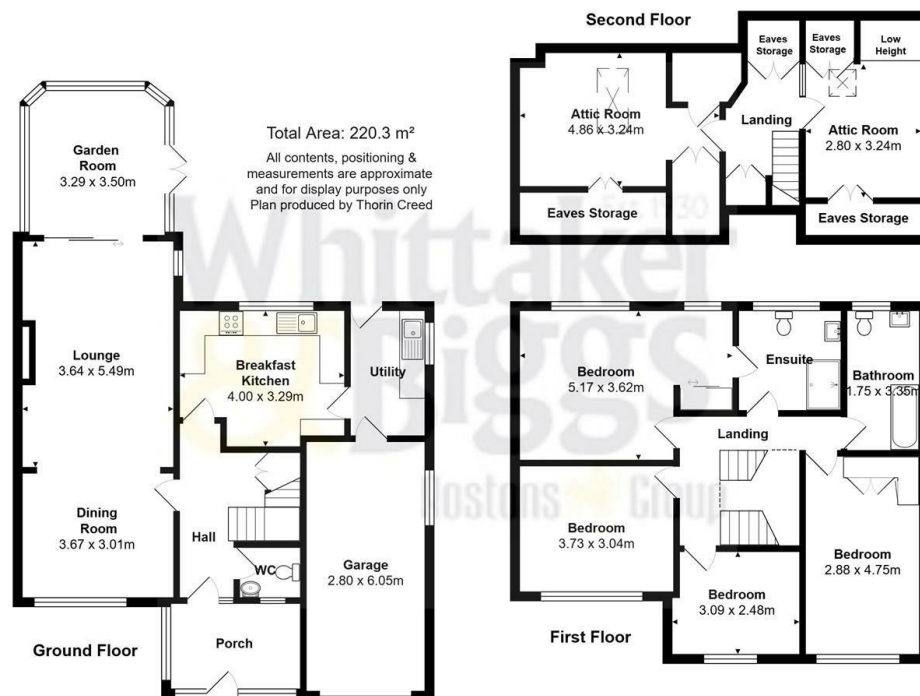
To the rear - Having landscaped gardens with feature borders stocked with an assortment of shrubs and established plants lawned garden and a extensive newly re-pointed Indian stone patio.

To the front -Good size driveway and lawned garden with a selection of mature bushes and plants.









## 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>		
(81-91) <b>B</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		