



## 76 Dobson Way, Congleton, CW12 1GP

£300,000

- Well Presented Three Bedroom Semi-Detached Home
- Contemporary Family Bathroom
- Highly Sought After Location
- Open Plan Dining/Kitchen
- Private Rear Garden With Indian Stone Patio Area
- Situated Close To Local Schools, Shops & Transport Links
- Master Bedroom With En-Suite
- Off-Road Parking For Two Vehicles



# 76 Dobson Way, Congleton CW12 1GP

\*\*\*NEW INSTRUCTION\*\*\*

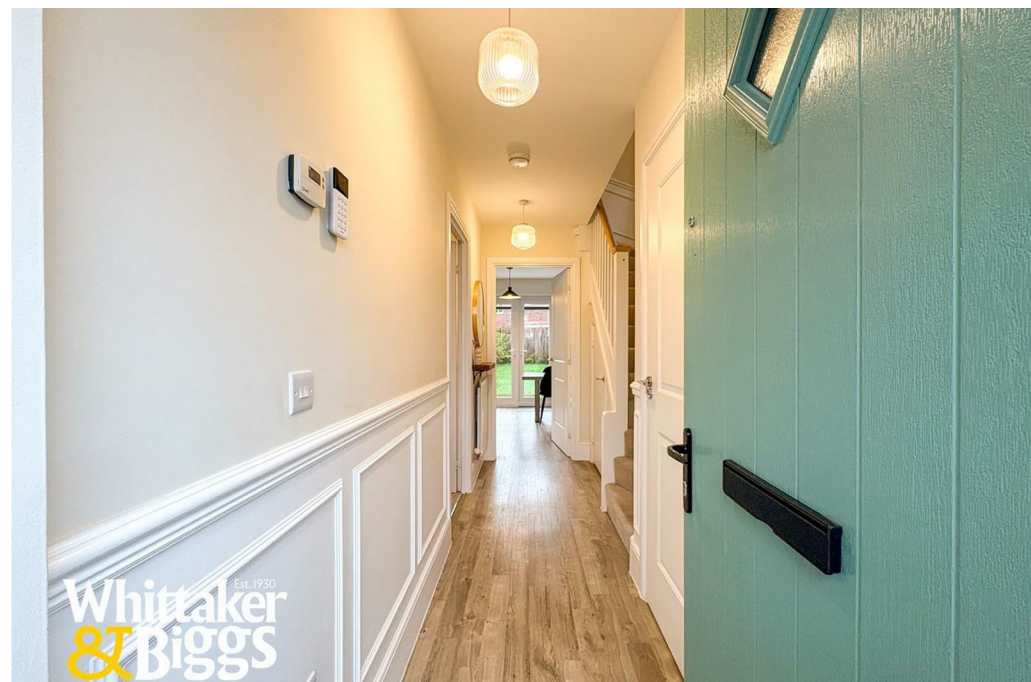
Welcome to an exceptionally well-presented semi-detached home nestled in the sought-after residential location within the thriving market town of Congleton. This modern property offers a superb blend of stylish living and convenient to local amenities.

Stylish living spaces – The home offers thoughtfully designed interiors, with an open-plan kitchen benefitting from high specification AEG appliances and a well-proportioned dining area and separate lounge that maximises natural light and comfort.

Upon entering you are greeted by a welcoming hallway leading to the living area and open plan dining/kitchen, which flows seamlessly from the French doors into the rear garden. For your comfort and convenience there is a downstairs cloakroom which completes the ground floor accommodation.



Council Tax Band: C



The first-floor hosts three comfortable bedrooms each offering excellent space, with the master suite equipped with en-suite facilities, serving the remaining bedrooms is a contemporary family bathroom. The layout makes this an ideal home for families, couples or growing households.

Externally the property benefits from a well-tended frontage and a private rear garden and Indian stone patio area, ideal for outdoor relaxation, dining and entertaining. Private off-road parking is available for two vehicles whilst the position within the development affords a quiet and suburban feel while still being close to everyday conveniences.

Dobson Way lies within a highly sought after location in Congleton, characterised by well-designed homes and strong community appeal. Local schools, retail parks and green spaces are easily accessible along with superb transport links.

This immaculate home offers a rare opportunity to acquire a well-specified home in a very desirable Cheshire East setting. Stylish, convenient and competitively positioned in the market, this property is ideally placed to serve as a comfortable long-term home or a strong investment.

#### **Entrance Hall**

Having a composite front entrance door with access into the hallway. Radiator. Panelling to walls

#### **Lounge**

15'9" x 10'11"

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

#### **Kitchen/Diner**

18'1" x 11'5"

Having a range of on-trend wall cupboard and base units with work surfaces over with matching upstands incorporating a stainless steel sink one and a half bowl sink and drainer with chrome mixer tap over, AEG gas hob with stainless steel extractor hood over, AEG double oven. Integrated fridge and freezer, AEG dishwasher. Amtico flooring. Having a UPVC double glazed window to the rear aspect and UPVC double glazed French doors with windows to the side to the rear aspect overlooking the gardens and access onto the patio area.

#### **Utility Area**

Having space and plumbing for washing machine and dryer with extractor fan. Amtico flooring.

#### **Downstairs Cloakroom**

5'9" x 2'11"

Having a UPVC double glazed obscure window to the front aspect. Comprising of a wall mounted corner wash hand basin with chrome mixer tap over with tiled splashback. WC with push flush. Radiator Amtico flooring.

#### **First Floor Landing**

Having a UPVC double glazed window to the side aspect. Radiator. Panelling to the walls. Access to the loft. Handy storage cupboard.

#### **Bedroom One**

13'5" into 11'3" x 11'1"

Having a UPVC double glazed window to the front aspect. Radiator. Panelling to walls. Bespoke fitted wardrobes into the alcove. Access to the en suite.



### **En-Suite**

7'3" x 4'1"

Having a double width shower cubicle with power shower over, wall mounted wash hand basin with chrome mixer tap over, WC with push flush. Chrome heated towel rail. Extractor fan. Porcelanosa tiled flooring. Partially tiled walls.

### **Bedroom Two**

11'8" x 9'1"

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

### **Bedroom Three**

8'6" x 8'7"

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

### **Family Bathroom**

5'6" x 6'6"

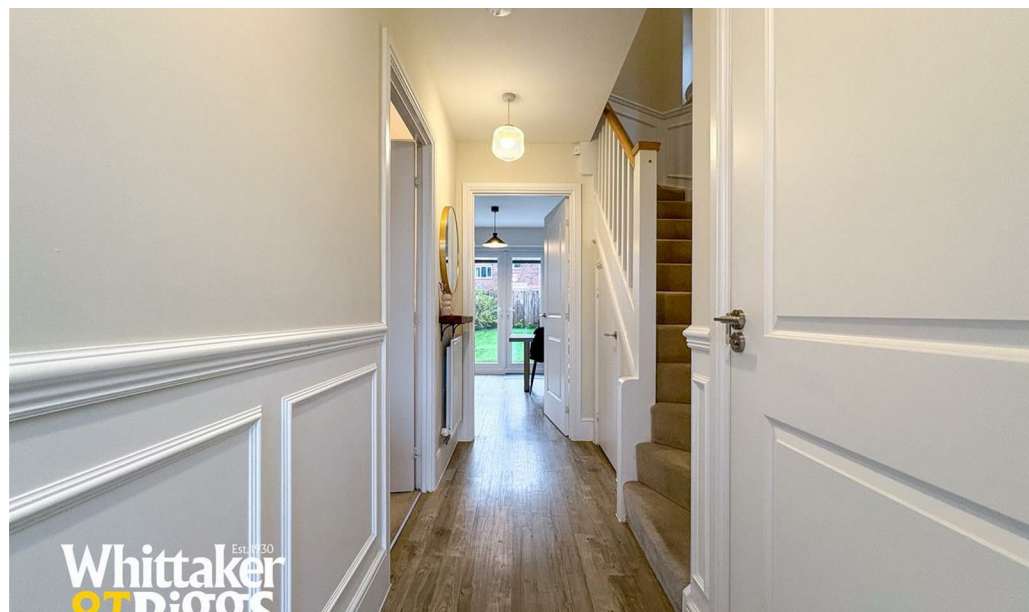
Having a UPVC double glazed window to the front aspect. Comprising of a three-piece suite featuring a panel bath with a separate showerhead over, wall mounted wash and basin with chrome mixer tap over, low-level WC with push flush. Chrome heated towel rail. Extractor fan. Porcelanosa tiled flooring. Partially tiled wall walls.

### **Externally**

To the front of the property there are two off road private parking spaces.

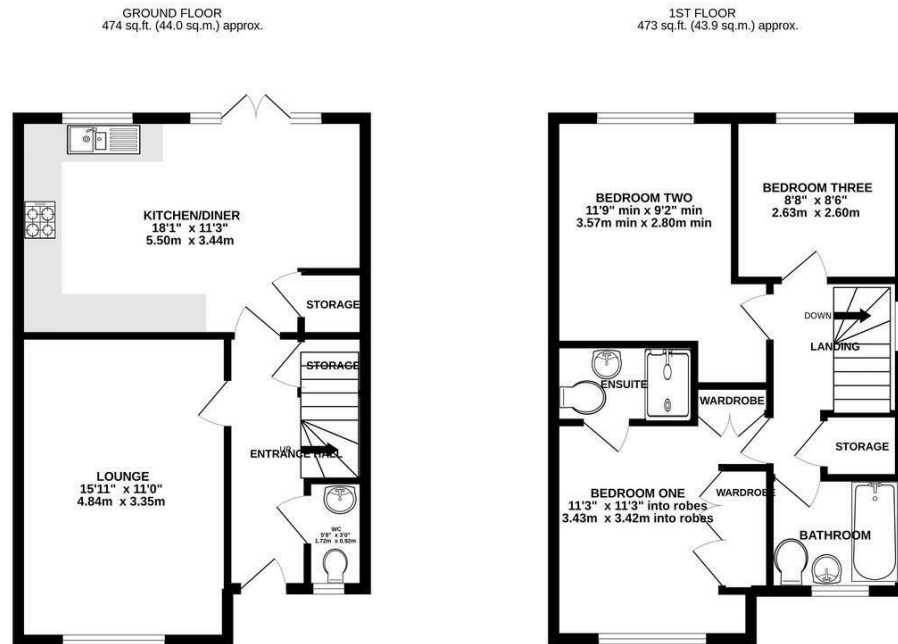
EV car charging point

To the rear of the property there is a low maintenance lawned garden and Indian stone patio area.

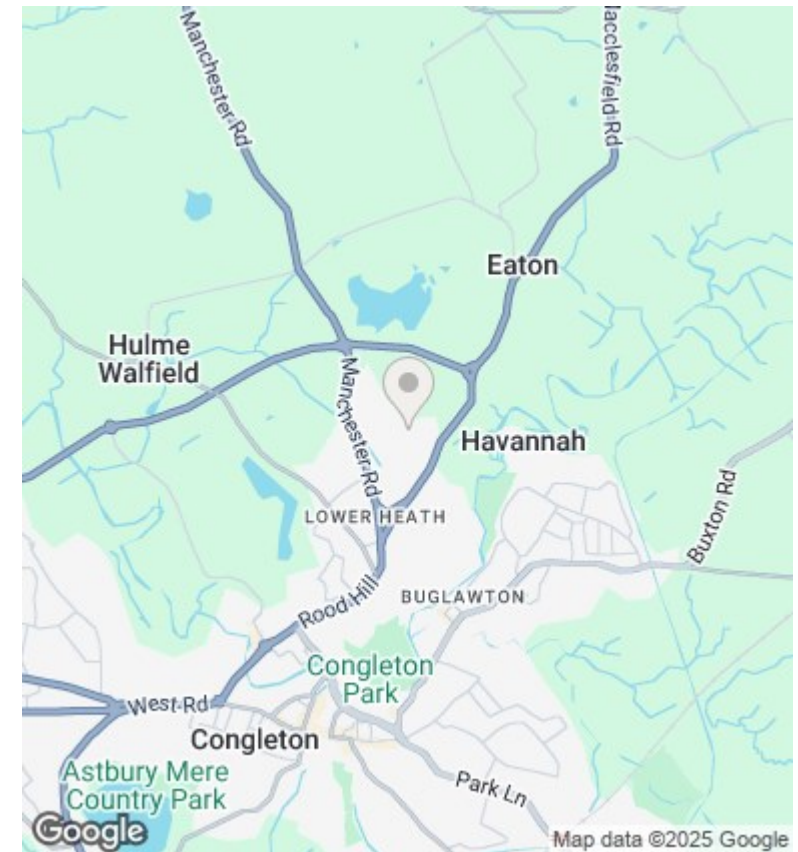








TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 5/2022



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>85</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