



Woburn Drive, Congleton, CW12 3SS.
Offers in excess of £450,000

Whittaker ^{Est. 1930}
& Biggs

Woburn Drive, Congleton, CW12 3SS.

We are excited to bring to the market this stylish and immaculately presented four-bedroom detached family home that is sure to impress.

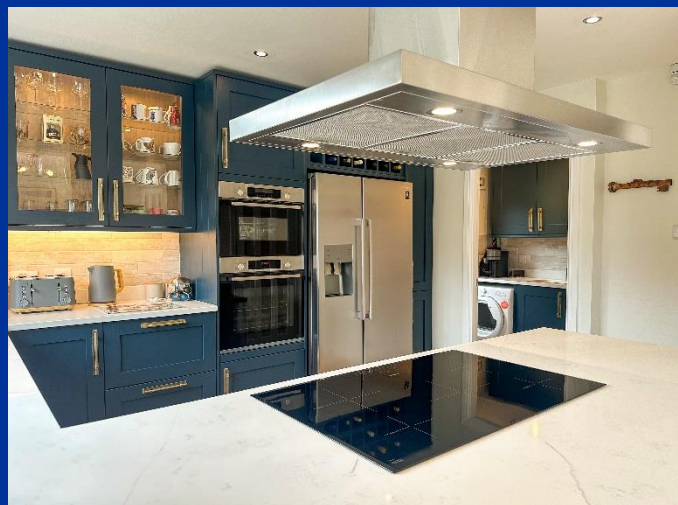
Situated in the sought after Mossley area whilst being on the cusp of the local amenities of Hightown, Congleton town, fantastic schools, Congleton train station and the many scenic walks including Bosley Cloud, Biddulph Valley Way and Dane-In-Shaw which are all within close proximity.

Providing well-proportioned accommodation throughout including a recently installed high specification kitchen with Quartz work surfaces and defined dining area which benefits from views of the low maintenance garden.

There is a separate utility room which has also been recently installed with matching units and Quartz work surfaces. Worthy of particular mention is that the property comes equipped with solar panels and has also recently had new flooring throughout the downstairs.

The living area is larger than average offering a cosy log burning stove which is a perfect accompaniment for those cooler winter months. To complement the ground floor and for your convenience there is a handy downstairs cloakroom.

To the first floor there are four bedrooms with the master suite benefiting from an en-suite shower room whilst the family bathroom serves the remaining three bedrooms.



Externally the property offers a garage and private driveway providing ample off- road parking, there is an EV car charging point which integrates with the previously mentioned solar panels, the current owners have also installed a Tesla Powerwall battery pack which is available under separate negotiation.

To the rear of the home there is a well-presented and fully enclosed south facing garden with additional patio areas perfect for alfresco dining which is ideal for entertaining family and friends during those warmer seasons.

A viewing comes highly recommended to appreciate what this beautiful home has to offer.

Entrance Hall

Having a composite modern front entrance door with central full length obscured glazed panel, limed oak effect, karndean flooring, tall wall mounted radiator, under stairs storage cupboard, coving to ceiling. open stairs to first floor landing.

Lounge 12' 8" x 17' 9" (3.85m x 5.40m into bay)

Having a UPVC double glazed bay window to the front aspect, radiator, coving to ceiling, wall light points, UPVC double glazed window to the side aspect. Feature fireplace with insert to chimney breast housing a cast-iron wood burning stove set upon a black slate hearth with timber mantle.

Dining Kitchen 19' 5" x 12' 1" (5.92m x 3.68m)

Having UPVC double glazed patio doors with full length glaze panels opening out onto the rear patio and gardens. Limed oak effect Karndean flooring, radiator, coving to ceiling, incorporating Quartz marble effect breakfast bar through to the kitchen with seating for up to 4 people. Quartz marble effect Work surface with

incorporating breakfast, bar and cooking station. Having a five ring Bosch induction hob with touch controls and ceiling, suspended chimney style stainless steel extractor fan. Range of newly installed on- trend shaker style wall mounted cupboard and base unit. We incorporated glazed display cabinets with inset lighting finished in a royal blue. Complimented by brushed antique gold handles. Range of newly installed and appliances including a Bosch combination. Double oven with separate Bosch combination microwave oven and grill. Incorporating Bosch dishwasher recess for an American Stalf fridge freezer with incorporating wine rack over. Quartz inscribed drainer, having an inset one and a half bowl inset sink unit with mixer tap over. Matching Quartz marble effect sill with UPVC double glazed window to the rear aspect. Recessed lighting to ceiling, under cupboard, display lighting to cabinets and kickboards. Continuous limed oak effect, karndean flooring giving access through the utility room.

Utility Room 5' 4" x 5' 11" (1.62m x 1.80m)

Having a range of matching covered and base units with quotes marble effect works surface over with an inset stainless steel sink and mixer tap over. Matching quotes mob effect up stand, pot, walls, plumbing for washing machine and space for tumble dryer. Extractor fan, radiator, UPVC double glazed side entrance door with obscured glazed panel.

First Floor Gallery Landing

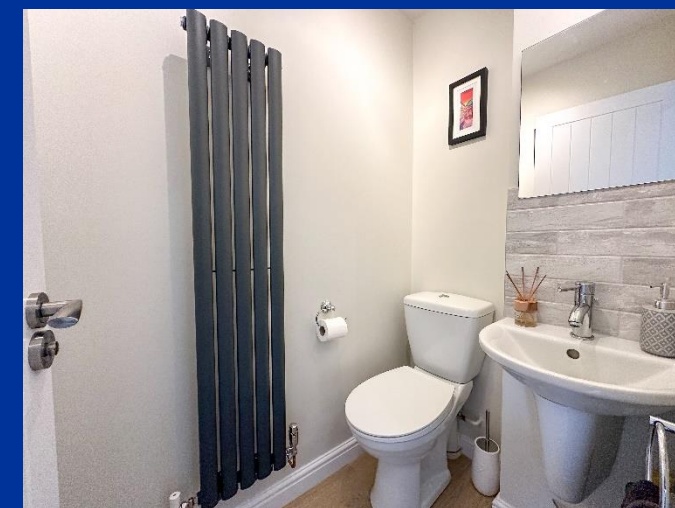
Having a double glazed window to the front aspect, access to loft space. Radiator.

Master Bedroom

Having a UPVC double glazed window to the front inside aspect, defined dressing area and a radiator.

Ensuite Shower Room

Having a corner set fully enclosed shower cubicle within the statically, controlled shower, low level WC and



pedestal wash hand basin. Tiled walls, recess LED lighting into ceiling, Extractor fan to ceiling, tiled floor, UPVC to bays of skilled windows to side aspect, shape of point. Chrome heated towel radiator

Bedroom Two

Having a UPVC double glazed dual aspect windows to the front and, radiator

Bedroom Three

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

Bedroom Four

Having a UPVC window to the rear aspect, radiator.

Family Bathroom

Having a panelled corner bath with mixer tap and shower attachment over, pedestal, wash hand basin, low level WC, chrome heated towel radiator, shaver point wall, fully tiled floor, UPVC glazed obscured window to the side aspect, recessed LED lighting to ceiling.

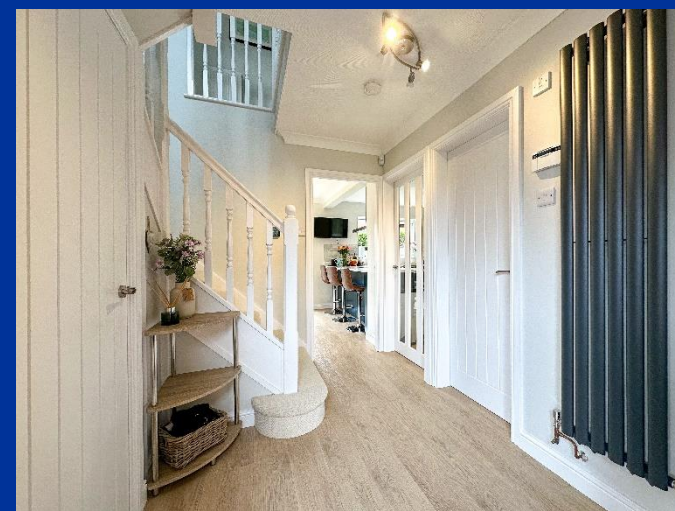
Note:

Council Tax Band: E

EPC Rating: B

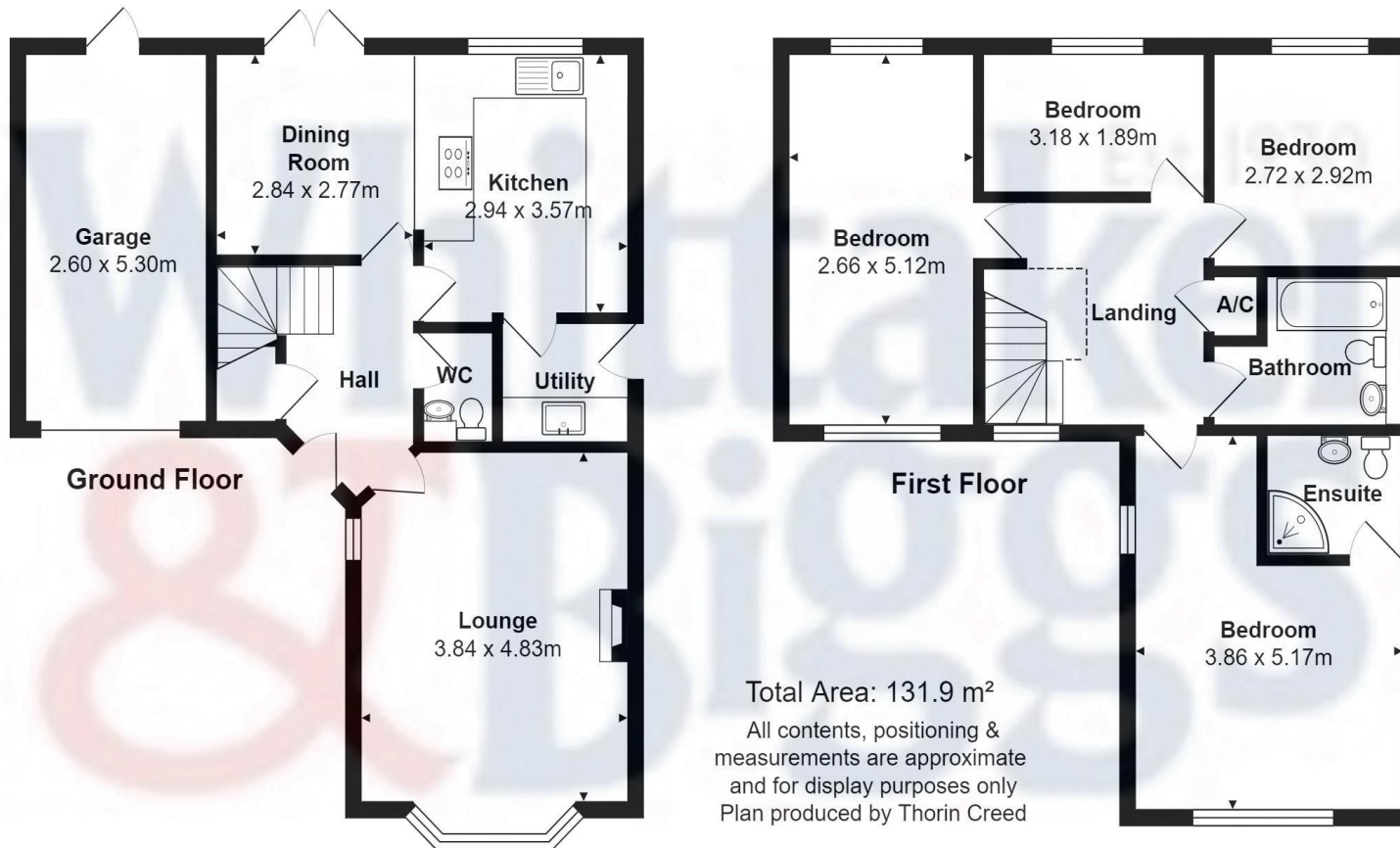
Tenure: believed to be Freehold

Additional charges may apply, legal advisor to confirm.











IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with nonstandard lenses

16 High Street
Congleton
Cheshire
CW12 1BD
T: 01260 273241
E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**