



Higginson Close, Congleton, CW12 3SU.  
Offers in Excess of £700,000

Whittaker Est. 1930  
& Biggs

## Higginson Close, Congleton, CW12 3SU.

We are delighted to offer to the market this luxurious four double bedroom detached residence, situated in a peaceful cul-de-sac with stunning open views to the rear whilst being perfectly located in the highly regarded Mossley district yet conveniently placed for Congleton railway station, the local amenities of Hightown village and Congleton town centre within close proximity.

Constructed by the reputable builders Seddon Homes and commanding a superior size plot with the current occupier purchasing additional land which has considerably extended this fantastic garden, whilst offering uninterrupted views of the open countryside and Bosley Cloud making this property certainly unique.

This desirable home has been remodeled and refurbished by the owners offering you your dream open plan living area featuring a high specification kitchen with solid granite worktops, incorporating breakfast island and bi-fold doors offering those previously mentioned views. The living area also boasts bi-fold doors and a striking media wall unit featuring a contemporary electric fire.

Another fantastic attribute to this magnificent home has to be the roof lanterns allowing all that natural light to flood through with the perfect accompaniment of underfloor heating, ideal for those cooler months.



Internally this immaculate home offers well-proportioned family accommodation throughout in addition to the open plan living area and comprises of a separate family room, office/study and recently refurbished downstairs cloakroom plus separate utility room with direct access into the integral garage.

To the first floor there are four double bedrooms with the master suite benefiting from built in fitted wardrobes and a good size shower room. There are a further three double bedrooms with two of the bedrooms also having the advantage of built in wardrobes. The family bathroom has also been recently refurbished with on trend fixtures and fittings.

Externally to the front of the property there is lawned garden and block paved double width private driveway providing ample off-road parking for multiple cars in addition to the integral double garage which is remotely operated.

To the rear of the property there is a superb sized patio area ideal for entertaining during the warmer seasons whilst the well-manicured extensive lawned gardens are fully enclosed and enjoy a secluded outlook onto open fields and uninterrupted countryside views.

A viewing, we feel, is imperative to fully appreciate this remarkable home.

#### **Entrance hallway**

Having access to the downstairs reception rooms and stairs to the first floor. Coving to ceiling. Recessed downlights. Anthracite double radiator. Tiled flooring. Handy storage cupboard under the stairs.

**Downstairs cloakroom** 4' 11" x 5' 2" (1.50m x 1.58m)  
Having a contemporary two piece suite comprising of a countertop basin sat on white gloss vanity unit with storage underneath, tiled splashbacks. Low level WC with push flush. Tiled floors. Contemporary Anthracite heated towel rail. Extractor fan. Recessed downlights.

**Open Plan Kitchen/Dining and Family Room** 23' 7" x 32' 10" (7.19m x 10.00m)  
Having UPVC double glazed bifold doors with access onto the patio area and gardens with those previously mentioned open views of the countryside.

**Kitchen Area** 17' 7" x 18' 11" (5.36m x 5.76m)  
Having a range of on trend wall cupboard and base units with solid granite worktops over with matching upstands, incorporating a stainless steel sink with mixer tap over, smoke mirrored splashbacks. Integral dishwasher. Solid granite breakfast island incorporating an integral AEG induction hob, with ceiling cooker hood over. Plentiful storage underneath whilst providing seating for four. Full length wall cupboards incorporating 2 x AEG ovens, integral fridge and freezer. UPVC double glazed bi-fold doors providing access to the garden and patio area. UPVC double glazed roof lantern. Tiled Floors with underfloor heating throughout.

**Utility room** 4' 7" x 6' 7" (1.39m x 2.00m)  
Having a UPVC double glazed obscure window to the side aspect. Comprising of a range of base units with solid granite worktops over with matching upstands, incorporating a stainless steel sink with chrome mixer tap over. Space and plumbing for washing machine and dryer. Heated towel rail. Tiled floors. Extractor fan. Recessed downlights. flooring. Access to -

**Dining Room** 12' 0" x 10' 4" (3.67m x 3.16m)  
Having a UPVC double glazed window to the front aspect. Coving to ceiling. Radiator. Wood flooring. Recessed downlights.



**Study** 6' 9" x 8' 6" (2.07m x 2.60m)

Having a UPVC double glazed window to the side aspect. Covid to ceiling. Radiator. Solid wood flooring.

**Downstairs Cloakroom** 4' 11" x 5' 2" (1.50m x 1.58m)

Having a contemporary two piece suite comprising of a countertop basin sat on a vanity unit with handy storage underneath, tiled splashback. Low level WC with push flush. Tiled floors. Heated towel rail. Extractor fan. Recessed downlights.

**First Floor Landing**

Giving access to the bedrooms and the family bathroom, Coving to ceiling. Radiator. Access to the loft.

**Master Bedroom** 13' 2" x 14' 4" (4.01m x 4.36m)

Having a UPVC double glazed window to the front aspect. Coving to ceiling, double radiator. Recessed downlights. Double fitted wardrobe.

**En-suite Shower room** 8' 3" x 10' 0" (2.51m x 3.06m)

Having a UPVC double glazed obscured window to the front aspect. Comprising of a white three-piece suite featuring a double width enclosed shower cubicle. Tiled walls. Tiled flooring, Extractor fan. Recessed downlights.

**Bedroom Two** 10' 0" x 18' 8" (3.05m x 5.7m)

Having two UPVC double glazed windows to the rear aspect with views of the open countryside. Coving to ceiling. Two double radiators. Double fitted wardrobe with hanging space and storage. Recessed downlights. Wood effect laminate Flooring.

**Bedroom Three** 12' 10" x 9' 1" (3.90m x 2.77m)

Having a UPVC double glazed window to the front aspect, Coving to ceiling. Double radiator. Wood effect laminate flooring.

**Bedroom Four** 10' 0" x 9' 10" (3.04m x 3.0m)

Having a UPVC double glazed window to the rear aspect with views of the open countryside. Fitted double wardrobe with hanging space and storage. Coving to ceiling. Double radiator. Wood effect flooring.

**Family Bathroom** 7' 3" x 6' 7" (2.21m x 2.00m)

Having a UPVC obscured window to the side aspect. Recently installed contemporary bathroom suite comprising of a bath with separate rainfall shower attachment over within a glass shower screen. Countertop wash hand basin with vanity unit underneath. Low level WC with push flush. Heated towel rail. Tiled walls and tiled flooring. Extractor fan.

**Garage** 16' 4" x 16' 8" (4.97m x 5.07m)

Remote controlled electric doors. Power and electrics. Housing the boiler. Fully tiled floors.

**Externally**

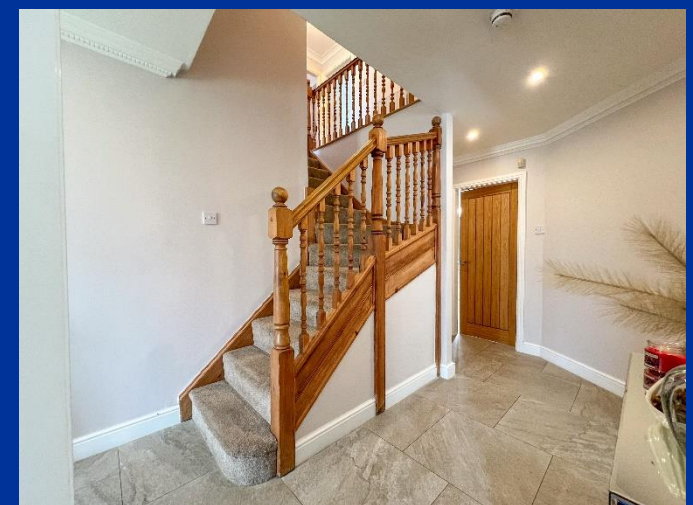
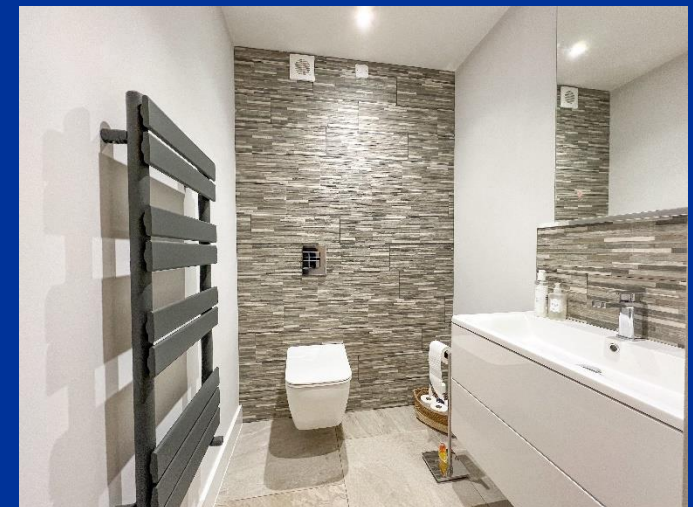
To the front of the property there is a block paved driveway providing ample road parking for multiple vehicles. Integral double garage with an electrical remote controlled door. There is a low maintenance lawned garden to the front. To the rear of the property there is substantial fully enclosed lawned garden with uninterrupted views of the countryside. In addition to a spacious Indian stone patio area which extends the width of the property and provides a fantastic area for entertaining.

Note:

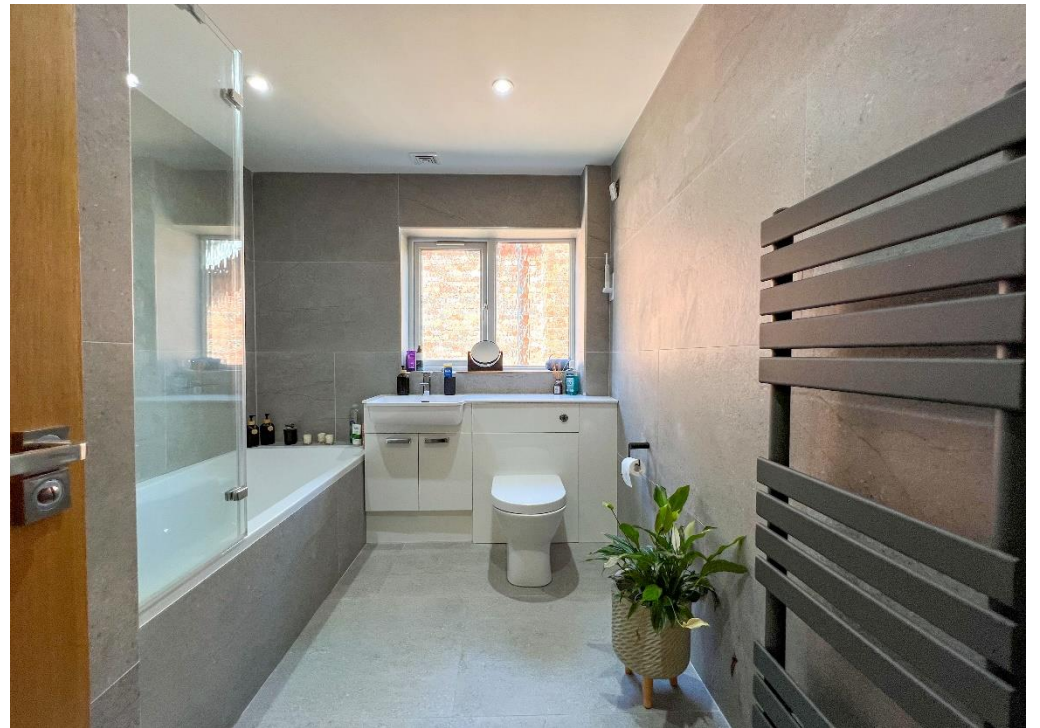
Council Tax Band: E

EPC Rating: D

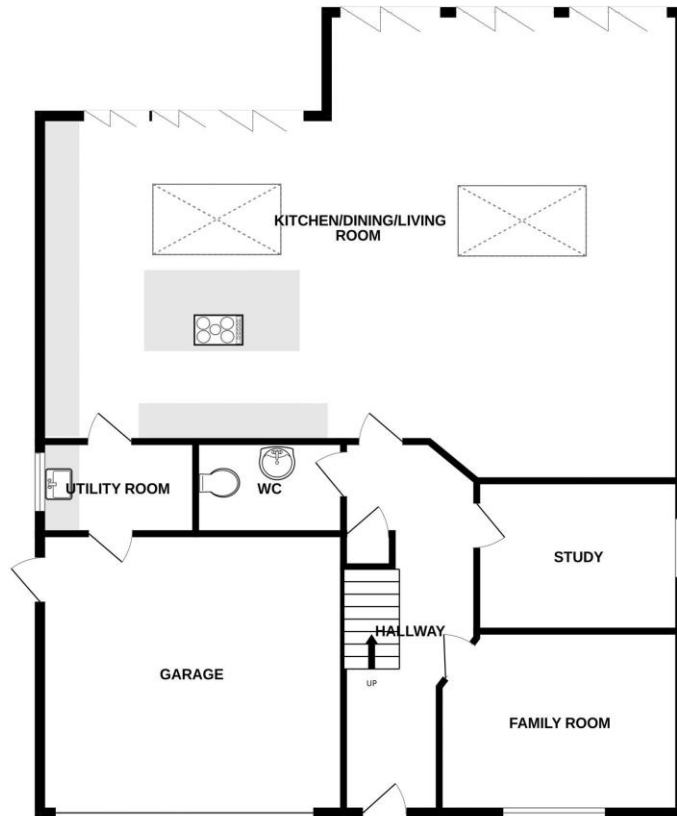
Tenure: believed to be Freehold



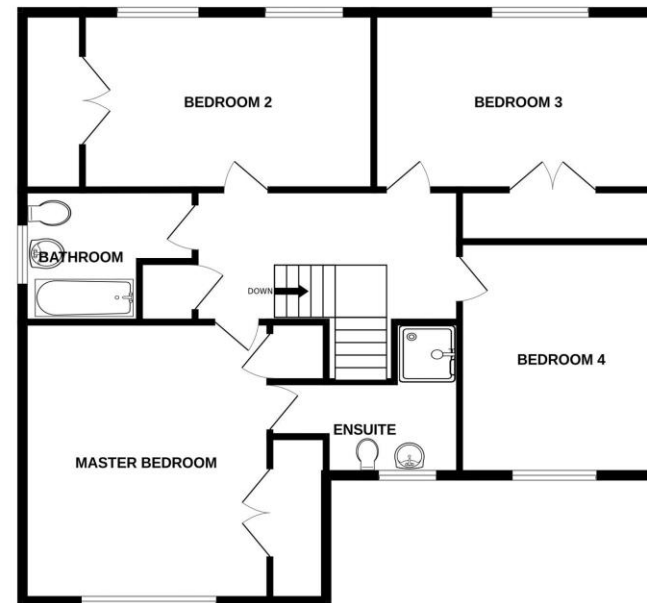




GROUND FLOOR



1ST FLOOR





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