



Geoffrey Way, Congleton, CW12 4YJ.
£375,000

Whittaker ^{Est. 1930}
& Biggs

Geoffrey Way, Congleton, CW12 4YJ.

This is a fantastic opportunity to acquire a newly built property (2023) by respected builders Bellway Homes, available with thousands in additional upgrades to create a well-balanced, ready to move into family sized home.

This latest Bellway development has been designed to offer convenience to local amenities, schools and recreational facilities, as a well as a children's play park for use of the local residents.

The house has been treated to thousands in upgrades including, décor, carpets, Karndean flooring, light fittings, built in storage, window blinds, built in quality mirrored wardrobes, integrated microwave oven, Roca bathroom fittings and professionally landscaped gardens.

The layout offers a spacious and impressive open plan living kitchen having a defined open plan living and dining space, together with a range of on trend units and quality integral appliances.

There are also patio doors onto the modern style landscaped gardens with an extended paved patio, all enclosed by a newly erected timber fencing.

Serving the kitchen is a separate utility room whilst for convenience there is a ground floor cloakroom located off the main hall.

The first floor offers three good sized bedrooms with the master bedroom having an ensuite shower room in addition to the main bathroom.

Externally there is a side driveway providing off road parking for two vehicles with visitor parking nearby. The property also has the benefit of a detached pitched roof garage.



Being built in 2023, there are an assortment of new build benefits including a 9-year NHBC guarantee as well as all the economical and cost saving benefits one would expect from a quality newbuild home.

Entrance Hallway

Having a composite front entrance door with inset obscure glass. Access to the ground floor and stairs to the first floor.

Lounge 12' 2" x 11' 3" (3.71m x 3.42m)

Having a UPVC double glazed window to the front and side aspects with additional bespoke upgraded blinds. Double radiator. Feature panel wall.

Open Plan Dining Kitchen 18' 6" x 14' 8" (5.635m x 4.477m)

Having UPVC double glazed French doors onto the garden and patio area and a UPVC double glazed window to the rear aspect. Having a range of wall cupboard and base units with work surfaces over incorporating a stainless steel one and a half bowl sink and drainer with mixer tap over, integral dishwasher, integral fridge and freezer, integral single oven with microwave oven over with stainless steel extractor hood. Recessed spotlights. Double radiator. KarDean wooden flooring throughout. Access into the utility area

Utility 5' 10" x 5' 5" (1.776m x 1.663m)

Comprising of wall cupboard and base units with work surface over incorporating a stainless steel sink and drainer and a wall unit concealing the boiler. Integrated washing machine.

Dining Area

Having recessed spotlights and views of the garden. Two handy storage cupboards with hanging space and shelving.

Downstairs Cloakroom 6' 3" x 3' 2" (1.912m x 0.959m)

Having a UPVC obscured window to the front aspect. Comprising of a two-piece suite featuring a low-level Roca WC, pedestal hand wash basin, tile splash back with chrome mixer over. Double radiator.

First Floor Landing

Having access to the loft. Handy storage cupboard with shelving.

Master Bedroom 12' 11" x 11' 3" (3.928m x 3.438m)

Having a UPVC double glazed window to the front aspect with bespoke fitted blinds. Additional upgrade of smoke mirrored sliding wardrobes, recess spotlights, double radiator. Access to the ensuite -

En-suite 6' 6" x 4' 9" (1.978m x 1.460m)

Comprising of a double width shower cubicle with power shower over, low-level Roca WC with push flush, pedestal hand wash basin with chrome mixer top over. Part tiled walls. Vinyl floors. Extractor fan. Recessed spotlights. Chrome heated towel rail.

Bedroom Two 13' 5" x 11' 3" (4.095m x 3.438m)

Having a UPVC double glazed window to the rear aspect overlooking the garden. Bespoke fitted blind. Double radiator.

Bedroom Three 9' 0" x 9' 0" (2.739m x 2.738m)

Having a UPVC double window to the rear aspect, bespoke fitted blind. Radiator.

Family Bathroom 6' 11" x 6' 3" (2.110m x 1.912m)

Having a UPVC obscured window to the front aspect. Comprising of a three-piece white modern suite with panel bath with separate shower attachment over. Pedestal hand wash basin with chrome mixer tap over, low-level Roca WC. Chrome heated towel rail. Extractor fan. Recessed spotlights. Partly tiled walls. Vinyl flooring.



Garage

Having an up over door. Power and electric. Car charger point.

Note:

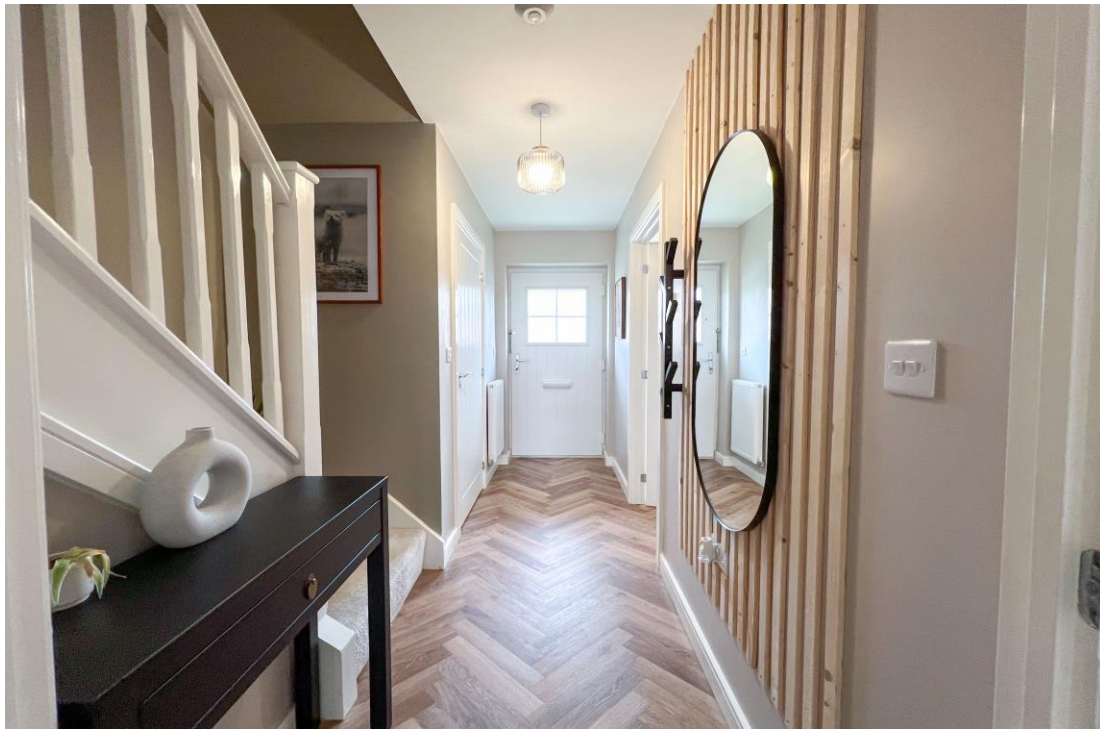
Council Tax Band: D

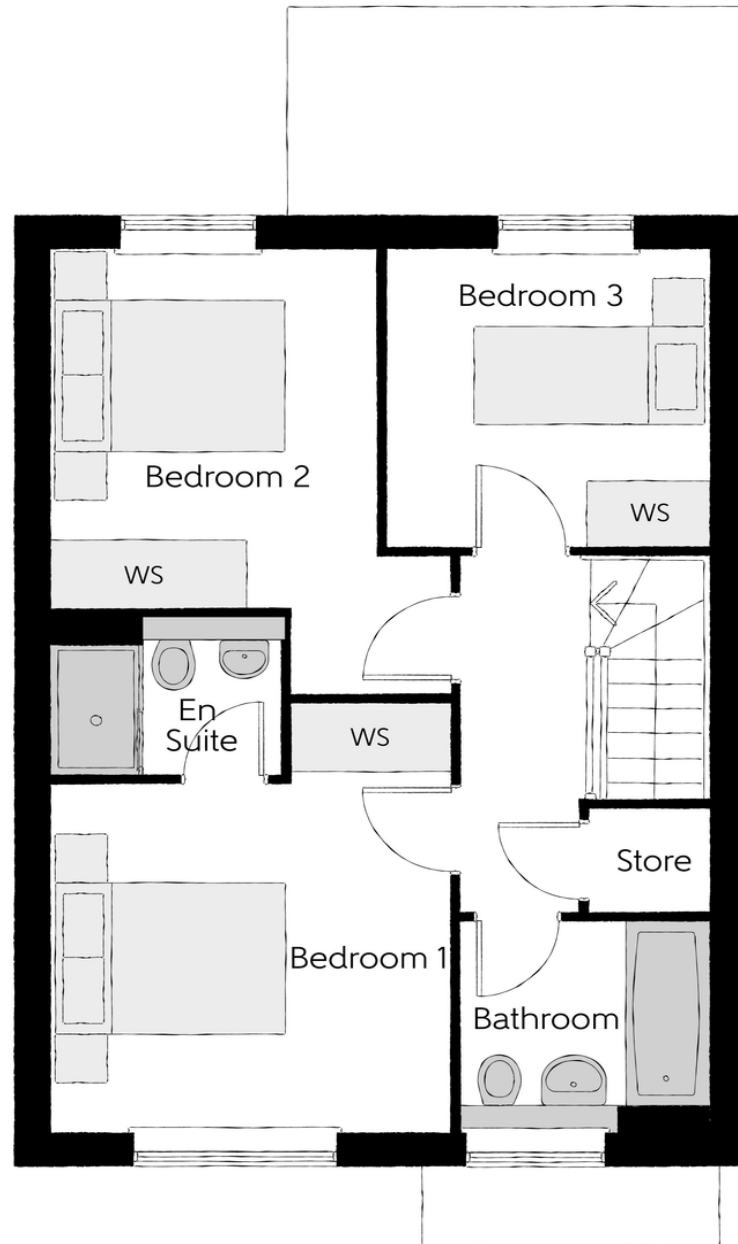
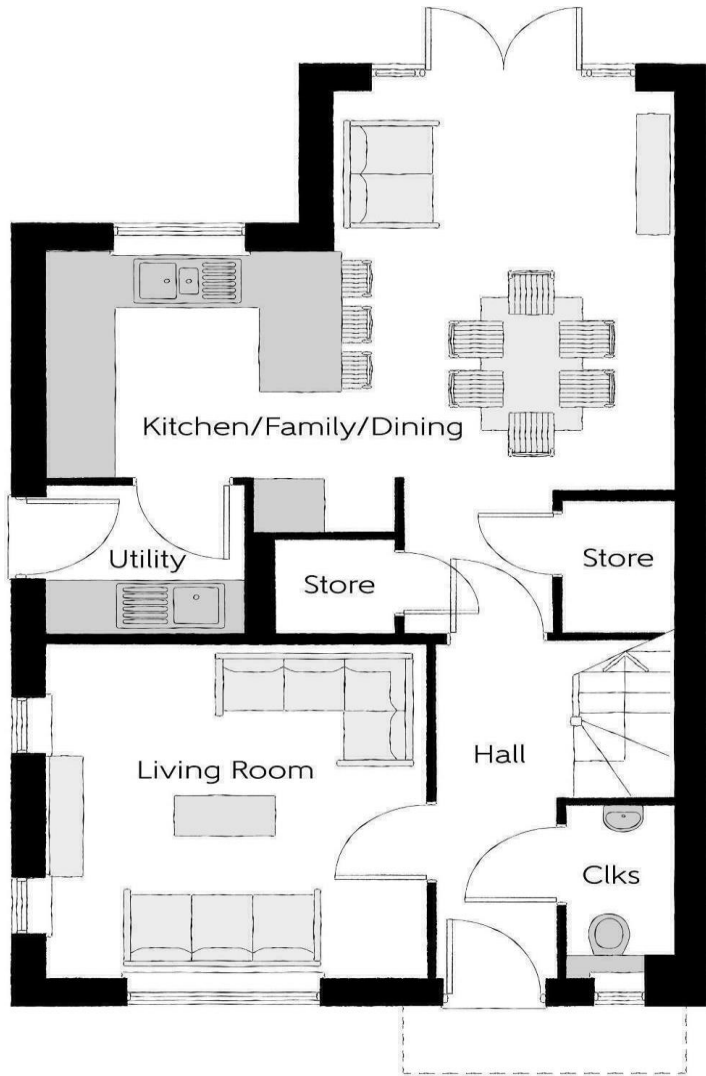
EPC Rating: B

Tenure: Freehold













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