



Roseville Drive, Congleton, CW12 3LU.
£495,000

Whittaker
& Biggs Est. 1930

Roseville Drive, Congleton, CW12 3LU.

We are privileged to present to the market this extended four-bedroom detached home, situated on a superb size corner plot, tucked away within a peaceful cul-de-sac in the Mossley area of Congleton.

Mossley village offers an array of local amenities plus conveniently placed for Congleton railway station, the town centre of Congleton has a wide choice of eateries, restaurants and bars plus a good range of shopping facilities to suit.

The accommodation comprises of a welcoming entrance hallway, the lounge benefits from a cozy multi fuel burner which is perfect complement during those winter months.

On entering the open plan kitchen/ dining / family room certainly is impressive, benefiting from bifold doors opening out onto the landscaped gardens. The high specification kitchen is furnished with quality fittings, with solid Quartz worktops incorporating a breakfast bar plus integral appliances. There is a defined dining and living area with a designated space featuring a bespoke built in desk and storage, ideal for hybrid working. To complete the ground floor and for your convenience there is a separate utility room and downstairs cloakroom.

On the first floor there are four bedrooms, and an on-trend family bathroom equipped with a p-shaped bath with a separate rainfall shower head over.

Externally the property as previously mentioned sits on an extended corner plot, there is an open plan lawned garden to the front with a tarmac driveway and double



The private driveway offers ample parking for multiple vehicles plus a caravan if desired. To the rear of the home there is a professionally landscaped garden with a superb size Indian stone patio area and outdoor bar area, perfect for summer banqueting. We feel a viewing is highly recommended to appreciate the location and qualities this beautiful home on Roseville Drive has to offer.

Entrance Hallway

Having a composite front entrance door with access into the hallway. Wood effect flooring. Double radiator. Recessed spotlights. Stairs with access to the first floor landing.

Lounge 12' 3" x 15' 11" (3.74m x 4.86m)

Having a UPVC double glazed window to the front aspect. Featuring a multi fuel log burner sat on a slate hearth. Recessed spotlights. Double radiator.

Open plan Dining Kitchen/ Living Area 26' 6" x 19' 9" (8.07m x 6.01m)

Defined Kitchen area-

Having a UPVC double glazed window to the rear aspect. Comprising of a range of wall cupboard and base units with Quartz worktops over and upstands, incorporating a stainless-steel sink and drainer with chrome mixer tap over. Siemens gas hob with extractor hood over, Siemens double oven, integral dishwasher. space for American style fridge freezer. Quartz breakfast bar with seating area. Defined dining area. Bespoke desk and storage area. Having double glazed bifold doors with access onto the gardens and patio area, double glazed velux style skylights to the ceiling. Wood effect flooring throughout. Recessed Downlights. 2x double radiators.

Utility room 7' 9" x 6' 10" (2.36m x 2.08m)

Having space and plumbing for washing machine and tumble dryer. Belfast style sink with mixer taps over.

housing the boiler. Having a UPVC double glazed window to the rear aspect. Side door with access to the rear garden. Tiled flooring.

Cloakroom 6' 10" x 3' 1" (2.09m x 0.93m)

Having a obscure window to the side aspect. Comprising of two piece suite featuring a WC, wall mounted wash hand basin. Radiator. Tiled floor.

First floor landing

Having a UPVC obscure window to the side aspect. Recessed downlights. Access to the loft.

Master bedroom 12' 5" x 12' 0" (3.78m x 3.67m)

Having a UPVC double glazed window to the front aspect. Recessed downlights. Double radiator.

Bedroom Two 9' 0" x 11' 0" (2.74m x 3.36m)

Having a UPVC double glazed window to the rear aspect with views of Congleton Edge. Double radiator.

Bedroom Three 10' 8" x 9' 4" (3.25m x 2.85m)

Having a UPVC double glazed window to the rear aspect with views of the Congleton Edge. Double radiator.

Bedroom Four 13' 9" x 8' 6" (4.20m x 2.58m)

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

Family bathroom 7' 6" x 7' 5" (2.29m x 2.26m)

Having a UPVC double glazed obscure window to the rear aspect. Comprising of a three piece suite featuring a p shaped bath with separate rainfall shower attachment over, countertop sink set on a vanity unit with chrome mixer tap over, low-level WC with push flush. Chrome heated towel rail. partially tiled walls and tiled floor. Recessed spotlights. Extractor fan.

Double Garage 16' 3" x 17' 0" (4.96m x 5.18m))

Up and over door, power, light, window.



Externally

To the front of the property there is a superb size driveway providing parking for multiple vehicles with access to the integral double garage in addition to a lawned garden.

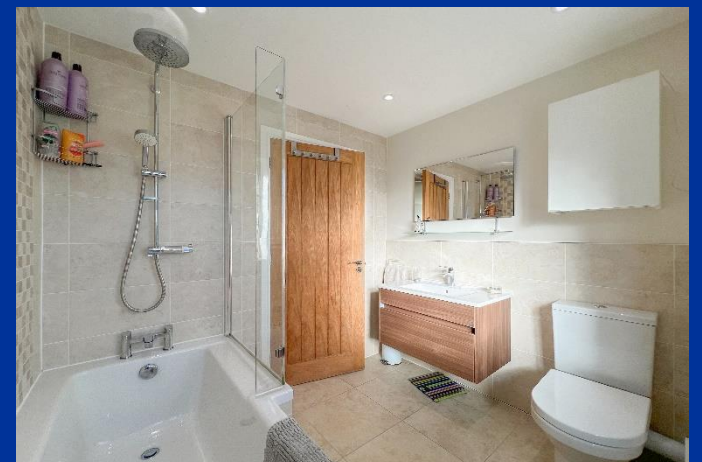
To the rear there is a fully enclosed landscaped lawned garden and fantastic size patio area.

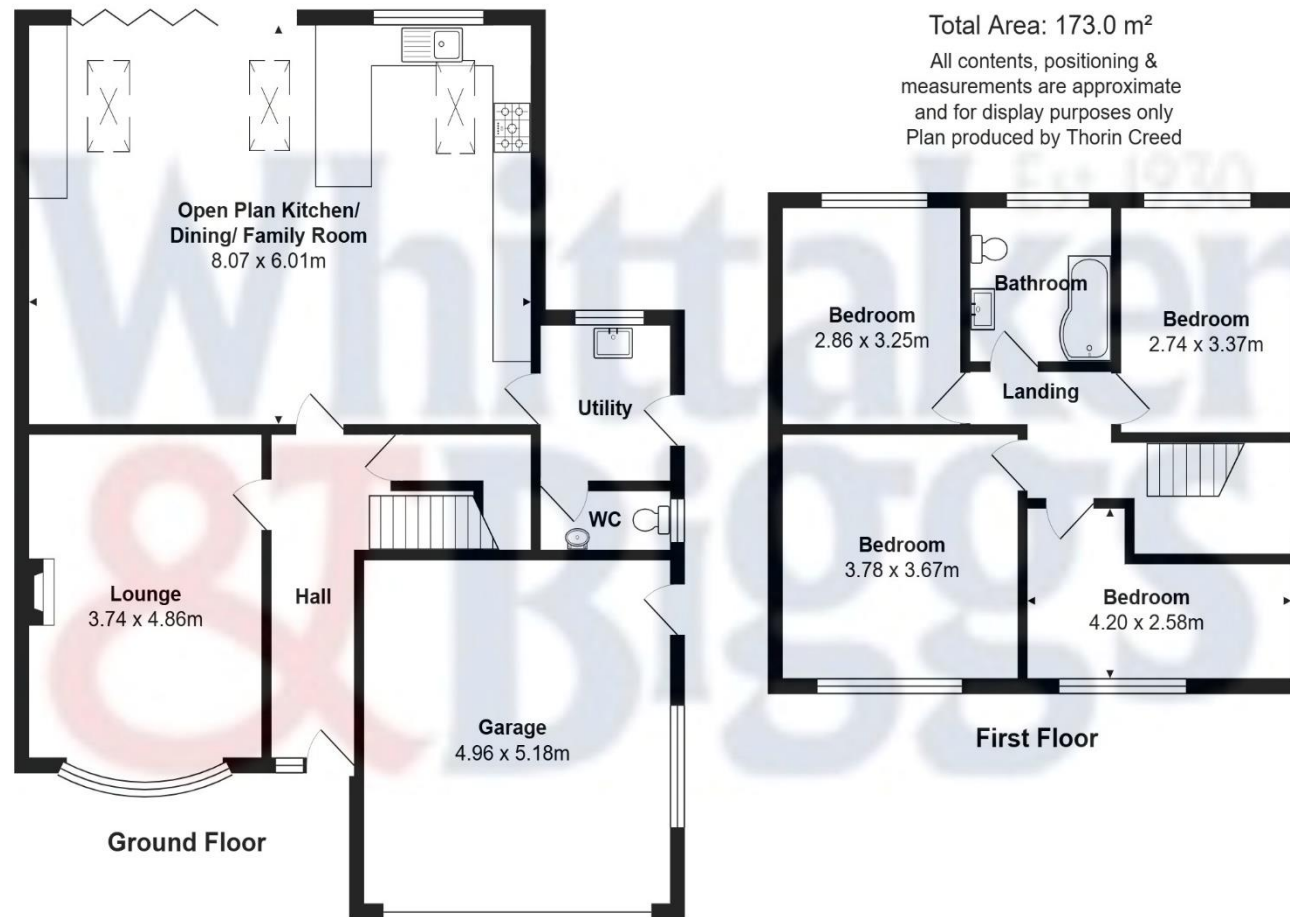
Note:

Council Tax Band: E

EPC Rating: TBC

Tenure: Freehold





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