



Whitebeam Close, Congleton, CW12 1GH.  
£410,000

Whittaker & Biggs Est. 1930



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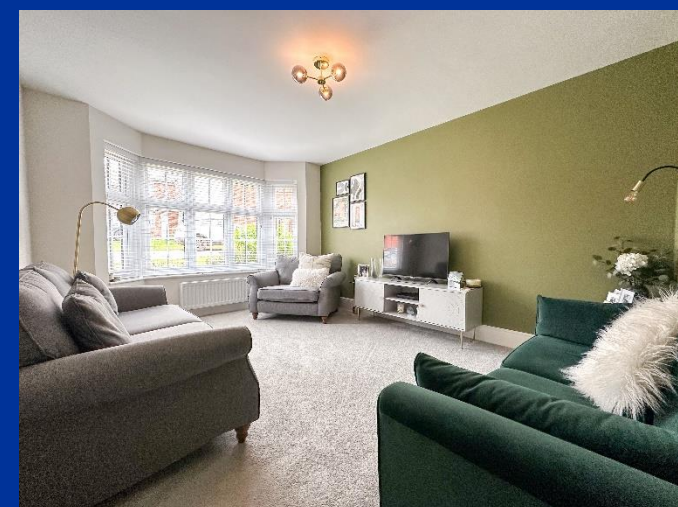
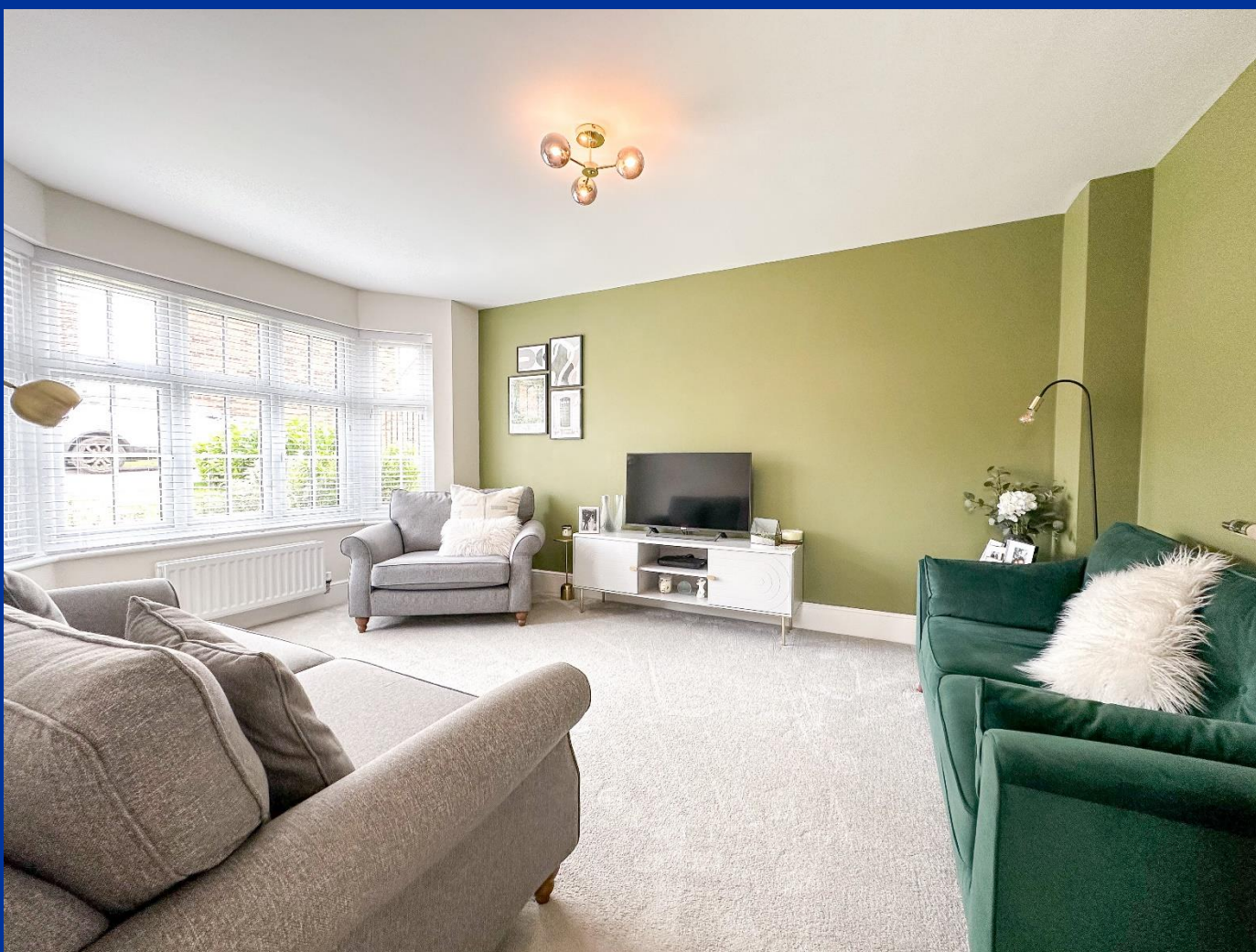
This immaculately and beautifully presented four bedroom detached residence is offered for sale with no onward chain, the Stratford offers well-proportioned accommodation throughout, with the present occupiers spending thousands on additional upgraded extras, benefiting from Quartz worktops, AEG integrated appliance and flooring.

Newly built in 2020 by reputable house builders Redrow, offering all the advantages one would expect from a new build with NHBC guarantee remaining.

Located within close proximity of the local amenities and Eaton Bank academy, whilst there is an abundance of countryside walks on your doorstep.

Internally you are firstly welcomed into an entrance hallway, the ground floor offers a good size open plan kitchen / dining room with French doors allowing access on to the newly landscaped gardens, the lounge is certainly spacious and benefits from a bay window, letting all the natural light flow through. To complete the ground floor and for your convenience there is a downstairs cloakroom and downstairs cloakroom and storage.

The first floor offers roomy accommodation with the master bedroom equipped with an en-suite shower room and fitted wardrobes; the second bedroom also has the advantage of fitted wardrobes with the family bathroom serving the remaining bedrooms.





Externally the property has a well-presented landscaped garden which is just ready and waiting for the prospective new Purchaser to put their own mark on it, in addition to a paved patio area ideal for summer dining. The property benefits from a detached garage and private parking for two vehicles.

The bustling town of Congleton offers an array of facilities to suit, along with a wide range of restaurants, eateries, wine bars and coffee shops. Well positioned with direct road links to Macclesfield, Sandbach and Holmes Chapel, plus direct access to Manchester airport which is approx. 18 Miles away.

#### **Entrance Hall**

having a modern front entrance door, with central obscured glazed panel, continuous grey wood wash effect tiled flooring to the hall, kitchen and ground floor cloaks. Wall mounted alarm controls, radiator. Under stairs cupboard, turn flight open staircase with UPVC double glazed window to the side aspect.

#### **Ground Floor Cloaks**

having a wall mounted wash hand basin, WC, recessed lighting to ceiling, radiator. UPVC double glaze obscured window to the front aspect, electric consumer unit.

#### **Lounge 16' 4" x 11' 6" (4.97m x 3.50m)**

Having a UPVC double glazed walk-in bay window to the front aspect. Radiator.

#### **Open Plan Kitchen Diner 19' 5" x 15' 1" (5.93m x 4.61m)**

Having defined kitchen, dining and living area. Kitchen having a range of on trend shaker style wall cupboard and base units with polished quartz worksurface over,

with incorporating island having seating for three people with incorporating storage. Power socket point to Quartz works surface, Inscribed drainer with stainless steel one and a half bowl sink with mixer tap, under cupboard lighting. Range of quality integral appliances, including a AEG Double oven and combination grill, gas hob with chimney style stainless steel extract fan over and quartz splashback. Integral freezer, integral dishwasher, recess LED lighting to ceiling. Defined dining and living area, having modern style wall mounted radiator, double glaze patio doors with full length panels and matching side panels giving views and access to the rear garden. Utility cupboard store with plumbing for washing machine with quartz shelving having stacking for tumble dryer.

#### **First Floor Landing**

Having access to loft space. Radiator, airing cupboard having hot water cylinder with Logic gas fire central heating boiler.

#### **Bedroom One 14' 3" x 10' 8" (4.34m x 3.26m)**

into wardrobe. UPVC double glazed walk in bay window to the front aspect, built in upgraded wardrobes with sliding mirror doors, fixed shelving and hanging rail.

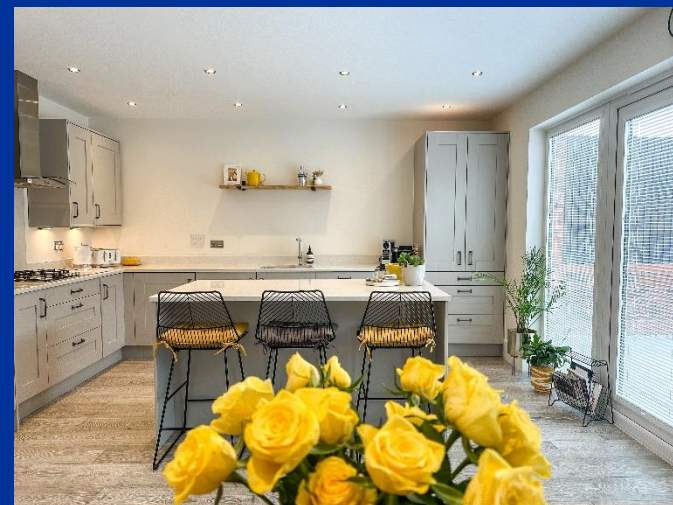
#### **En-suite Shower Room 7' 4" x 4' 6" (2.23m x 1.38m)**

Having a walk in shower cubicle with sliding door and thermostatically controlled shower and fully tiled area. LED lighting. Wall mounted wash hand basin, WC, tiled floor, shaver point, extractor fan, double glazed window to the side aspect. Chrome heated towel radiator.

#### **Bedroom Two 11' 11" x 9' 9" (3.64m x 2.97m)**

Having fitted wardrobes with sliding mirror doors. Radiator, UPVC double glazed window to the rear aspect.

#### **Bedroom Three 9' 6" x 7' 7" (2.89m x 2.30m)**





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

**Bedroom Four** 8' 6" x 6' 11" (2.59m x 2.10m) plus doorway. Having a UPVC double glazed window to the front aspect, radiator.

**Family Bathroom** 6' 10" x 5' 10" (2.09m x 1.77m) Having a modern suite, comprising of panelled bath with over bath thermostatically controlled shower and fixed shower screen, fully tiled walls to bath area, low level WC, wall mounted wash hand basin. LED lighting

to ceiling, shaver point, UPVC double glazed obscured window to the side aspect, extractor fan

#### Externally

There is a side driveway, access to the detached garage. Front and rear gardens having electric lighting and power points with the rear garden being professionally landscaped, with porcelain tiled patio and adjoining lawned gardens.

Note:  
Council Tax Band: E

EPC Rating: B

Tenure: believed to be Freehold



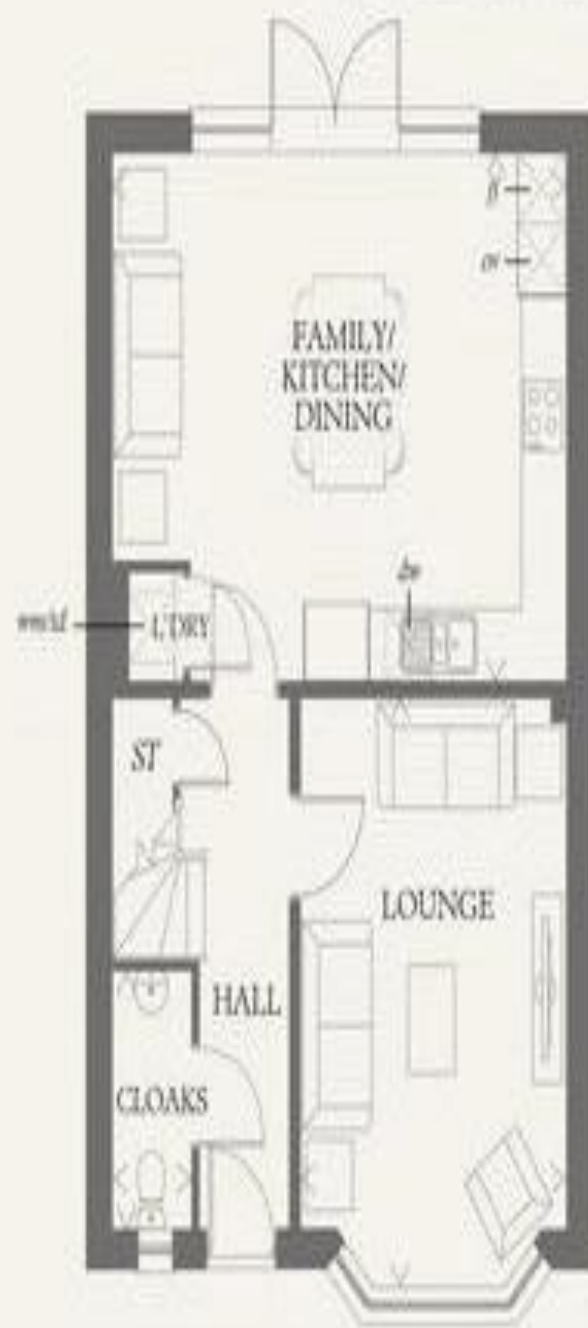












GROUND FLOOR



FIRST FLOOR



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