



Tudor Way, Congleton, CW12 4AS.  
Offers in Excess of £550,000

Whittaker  
& Biggs

Est. 1930



# Tudor Way, Congleton, CW12 4AS.

An immaculately presented and beautifully extended home that offers spacious accommodation including three reception rooms and a delightful open plan living and dining kitchen.

This four-bedroom home has been finished to a high specification throughout including Amtico flooring, granite worktops, Velux skylights, bespoke storage and luxurious bathrooms.

The property has versatile living space, including three reception rooms plus an adjoining Orangery to the extended dining kitchen providing a relaxing living space.

The main hallway is inviting with its spacious entrance and bespoke storage and ground floor cloaks with quality fixtures.

The two main reception rooms are adjoined by double opening doors which is perfect for entertaining as well as having patio doors and Velux skylights to the partially vaulted ceiling, giving immediate access onto the well-manicured rear gardens.

Opening into the extended dining kitchen, there is a versatile dining and family area leading through to the light and airy orangery which provides full views over the gardens whilst seamlessly adjoining the extended dining kitchen having range of quality kitchen units and luxurious granite worktops. Adjoining the kitchen is a useful utility room which also provides access through to the integral garage. The first-floor galleried landing is just as impressive with its master suite having a spacious bedroom with quality fitted bedroom furniture plus a luxurious refurbished ensuite shower room with two person Jacuzzi style bath and a double width shower cubicle.





In addition to the ensuite, there is a luxurious modern refurbished family bathroom.

The front block paved driveway provides ample off-road parking in addition to the integral garage with electric garage door.

The property offers a fantastic position being well located for Congleton which is only a few minutes walk away to the town centre with its array of independent shops and eateries. The property is also on the cusp of open countryside with access to the canal as well as pathways and delightful walks to Asbury Mere.

Offered for sale with no upward chain, a viewing appointment is highly advised to appreciate the size and finish of this no expense spared property.

#### **Entrance Porch**

Fully enclosed entrance porch having full length UPVC double glazed windows to the front aspect, UPVC double glazed front entrance door with full length side panel. Tiled floor, recessed LED lighting to ceiling, UPVC double glazed front entrance door giving access through to the hallway with decorative arched panel and full length glazed obscured panel to side.

#### **Reception Hall 17' 9" x 13' 10" (5.40m x 4.21m reducing to 1.91m.)**

Having Amtico patterned flooring, radiator, recess LED lighting to ceiling. Stairs off to first floor landing, bespoke fitted under stairs storage and additional under stair storage cupboard. Double doors giving access through to the open plan dining kitchen.

#### **Ground Floor Cloaks 4' 11" x 7' 2" (1.51m x 2.18m)**

Having a luxurious suite with a Utopia countertop wash hand basin with Roca mixer tap and vanity storage below. Duravit WC with concealed cistern. Extractor fan, chrome heated towel radiator, part tiled walls, internal UPVC double glazed obscured window to the

front aspect, Harvey Maria pattern flooring with oak effect edged border.

#### **Dining Room/Study 15' 1" x 9' 8" (4.59m x 2.95m)**

A versatile room currently used as a combined office and music room. Having a UPVC double glazed bow shaped window to the front aspect with fitted blinds. UPVC double glazed internal window to side, UPVC double glazed side window. Glazed double doors giving access through to the lounge.

#### **Lounge 18' 11" x 11' 11" (5.76m x 3.64m)**

Having a partially vaulted ceiling with twin Velux skylights and UPVC double glazed sliding patio doors with full length glazed panels and automated zebra blinds. UPVC double glazed windows to the side aspect with fitted blinds, engineered wood flooring, electric underfloor heating, limestone fireplace with mock cast-iron effect electric stove. Coving and recessed lighting to ceiling, wall light points.

#### **Family Room/Dining Room 11' 10" x 10' 0" (3.60m x 3.04m)**

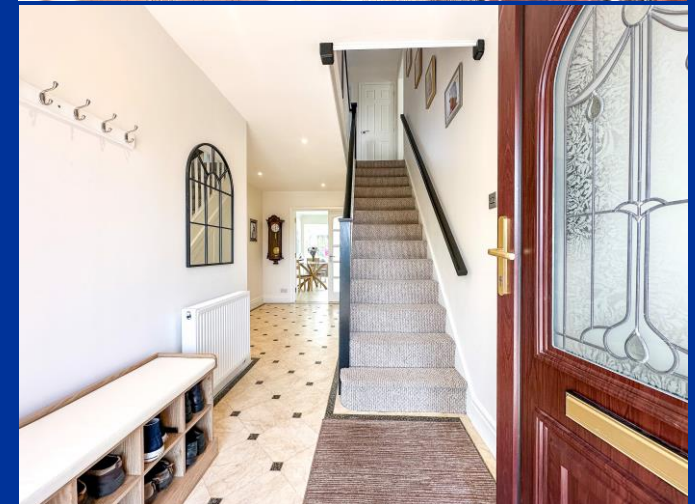
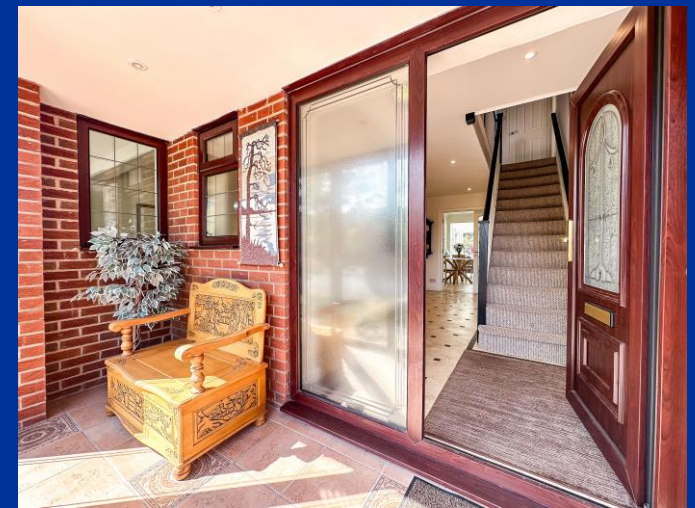
Having recessed LED lighting and coving to ceiling, continuous Amtico light oak effect flooring, radiator. Opening through into the adjoining orangery.

#### **Orangery 9' 10" x 9' 9" (2.99m x 2.97m)**

Having glazed roof lantern to ceiling with tinted self cleaning glass, recess LED lighting and pelmet lighting to the perimeter. Full length double glazed windows to the side with side openings and bifold doors out to the rear garden. Fitted honeycomb blinds to ceiling and side windows as well as to bifold doors. Continuous Amtico flooring, opening through to the extended dining kitchen.

#### **Dining Kitchen 19' 4" x 11' 8" (5.90m x 3.56m)**

Having a range of oak style wall mounted cupboard and base units with fitted luxury granite worksurface over with matching upstands. Incorporating sink unit having



granite worktop with inset Blanco sink with Flexi hose Grohe mixer tap over. Peninsula Breakfast bar with additional inset sink unit with flexi Grohe mixer tap over. Plinth heaters. Space for an electric cooker with hooded extractor fan over, recess for an American style fridge freezer, integrated dishwasher, pull out ironing board, wicker basket drawers. Radiator, Wine rack and glazed display cabinetry. Recessed lighting to ceiling, tiled floor opening through to the extended dining area having vaulted ceiling with twin Velux skylight incorporating remote control blinds, UPVC double glazed window to the rear aspect overlooking the gardens, radiator.

**Utility Room 6' 0" x 6' 0" (1.82m x 1.84m)**

Having plumbing for washing machine, space for dryer with fitted worksurface over, UPVC double glazed window and side entrance door giving access to the frontage and rear gardens, door giving access to integral garage.

**Integral Garage 18' 5" x 11' 11" (5.62m x 3.63m)**

Having fitted base units with worksurface over and matching cupboards, Worcester Bosch gas fired central heating boiler installed 2023 fitted with EasyControl smart thermostat, electric remote control garage door, UPVC double glazed window to side aspect.

**First Floor Gallery Landing 10' 1" x 9' 6" (3.07m x 2.89m)**

Having loft space and recess lighting to ceiling.

**Bedroom One 17' 0" x 12' 0" (5.19m x 3.67m into wardrobes)**

Having a range of bespoke fitted wardrobes and bedroom furniture comprising of fitted drawers with feature alcove and pelmet lighting with incorporating shelving and drawers, built in wardrobes having shelving and hanging rail. UPVC double glazed walk in dormer window to the front aspect having views on the horizon, LED lighting to ceiling. Door to ensuite bathroom -

**En-suite 8' 1" x 11' 8" (2.46m x 3.56m)**

A luxurious suite comprising of Jacuzzi hot tub style bath with multi jet system and whirlpool having deck mounted mixer tap and shower attachment with inset controls and feature colour change lighting, bath built into alcove with tiling and LED lighting to the perimeter. Double width walk in shower cubicle with Perspex shower screen having an electric dual shower with fixed rainfall showerhead and detachable shower, recessed lighting and extractor fan. Counter top vanity wash hand basin with pull-out drawers having Roca mixer tap over, matching vanity storage unit with fitted worksurface and incorporating drawers with storage and LED round illuminated mirror. Chrome twin heated towel radiators, grey oak wood effect flooring, fully tiled walls with contrast tiling, UPVC double glazed obscured window to the rear aspect, LED lighting. RAK WC with concealed glass cistern. Electric toothbrush and shaver point.

**Bedroom Two 11' 11" x 14' 1" (3.63m x 4.30m)**

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

**Bedroom Three 10' 10" x 11' 11" (3.29m x 3.63m)**

Having wood effect laminate floor, radiator, UPVC double glazed window to the front aspect with views on the horizon.

**Bedroom Four 7' 3" x 6' 1" (2.20m x 1.86m extending to 2.90m into alcove)**

Having a UPVC double glazed window to the front aspect fitted corner desk with incorporating drawers and storage, matching storage cupboard to alcove. Radiator.

**Family Bathroom 7' 6" x 9' 10" (2.28m x 2.99m)**

Having a panelled bath with deck mounted mixer tap and shower attachment, twin RAK wall mounted wash hand basins with vanity storage drawers and central incorporating shelving. Illuminated mirror cabinet,

electric toothbrush and shaver point, fully enclosed corner set shower cubicle with start stop push button controls having a rainfall fixed showerhead with detachable shower, Perspex shower screening and glazed doors. Extractor fan, fully tiled walls, UPVC double glazed obscured window to the rear aspect, tiled effect flooring, radiator.

**Externally**

The property is approached from the roadside onto a block paved driveway allowing off-road parking in addition to the integral garage. Gated side access to the rear garden. Rear garden is fully enclosed enjoying a good degree of privacy laid to lawn with feature borders stocked with an assortment of seasonal plants and shrubs Shaped miniature privet hedging. Paved patio to the perimeter.

Note:

Council Tax Band: F

EPC Rating: TBC

Tenure: Freehold



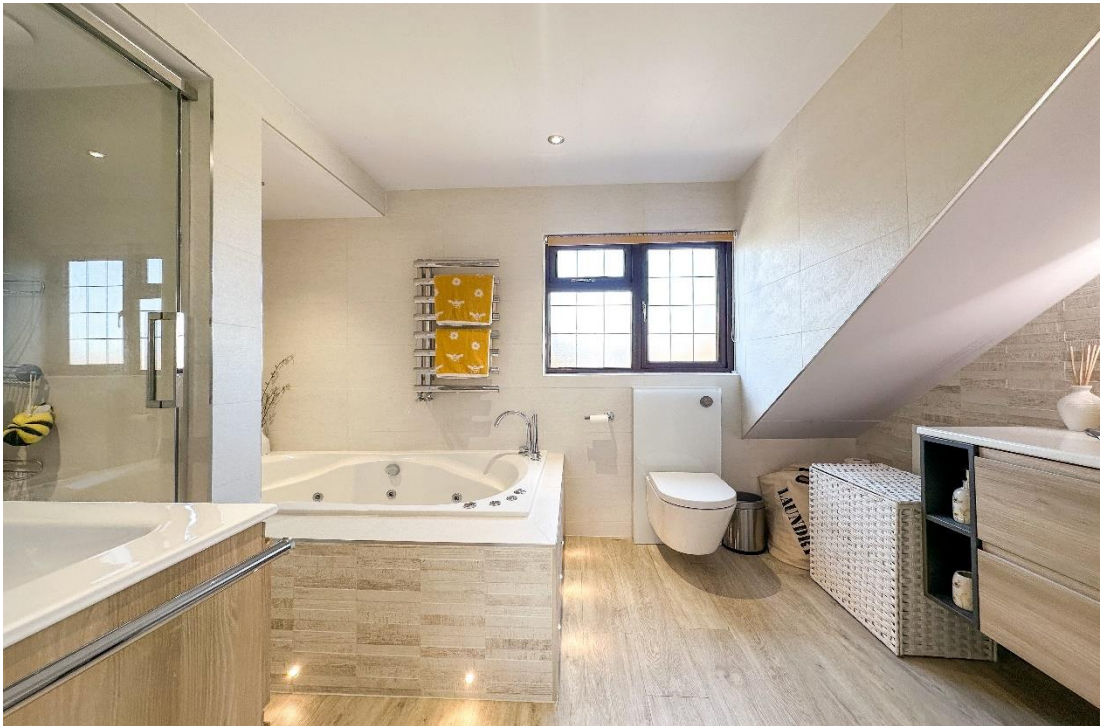




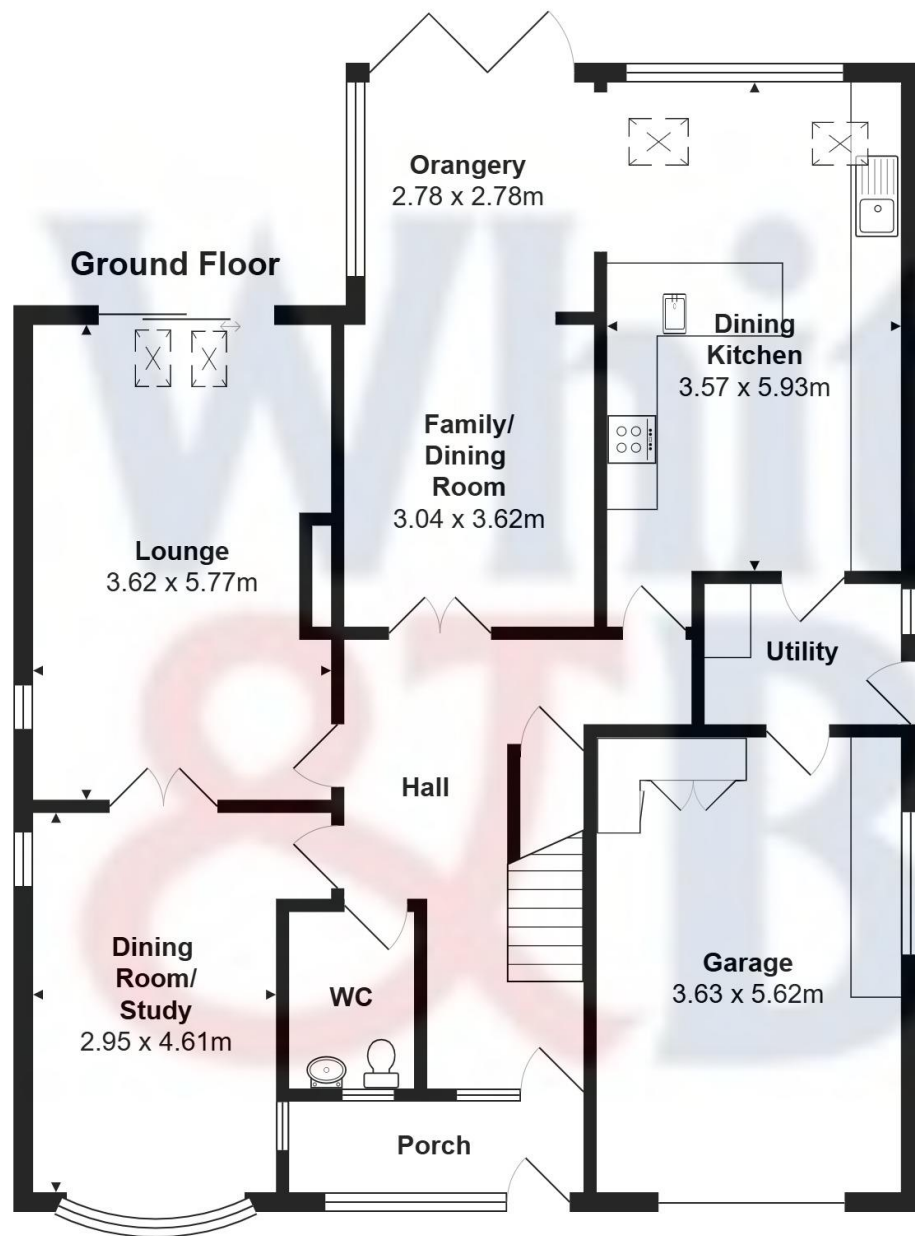






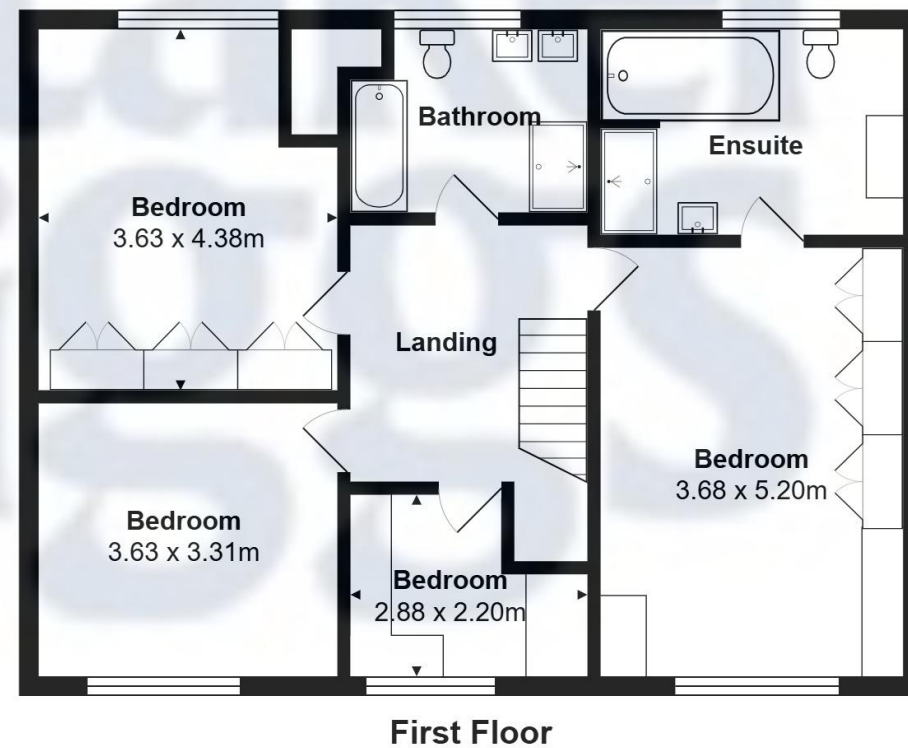






Total Area: 213.3 m<sup>2</sup>

All contents, positioning &  
measurements are approximate  
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Plan produced by Thorin Creed







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