

Energy performance certificate (EPC)		
2 Oakmont Close CONGLETON CW12 3GU	Energy rating <b>C</b>	Valid until: 2 April 2036
		Certificate number: 0300-2952-9640-2806-8015

Property type	Detached house
Total floor area	199 square metres

#### Rules on letting this property

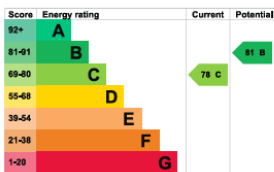
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and/or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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2 Oakmont Close,  
Congleton, Cheshire CW12 3GU

Offers Over £700,000

- A SUBSTANTIAL FIVE-BEDROOM EXECUTIVE DETACHED HOME IN A PRIME MOSSLEY CUL-DE-SAC
- WALKING DISTANCE TO CONGLETON GOLF CLUB, HIGHTOWN AMENITIES & RAILWAY STATION
- IMPRESSIVE OPEN-PLAN FAMILY DINING KITCHEN WITH SIEMATIC UNITS, HIGH-SPEC NEFF APPLIANCES & BREAKFAST BAR
- SPACIOUS AND FLEXIBLE LIVING INCLUDING LOUNGE, STUDY & A SEPARATE SNUG / FAMILY ROOM
- PRINCIPAL SUITE WITH EXTENSIVE FITTED STORAGE (THREE DOUBLE WARDROBES) & EN-SUITE
- SECOND BEDROOM WITH FITTED WARDROBES AND EN-SUITE – IDEAL FOR GUESTS OR FAMILY
- HIGH-QUALITY PORCELANOSA TILING TO KITCHEN, CLOAKROOM & BATHROOMS
- PRIVATE, TREE-LINED REAR GARDEN — NOT OVERLOOKED & IDEAL FOR ENTERTAINING
- GENEROUS DRIVEWAY, DOUBLE GARAGE & EV CHARGING POINT

## FOR SALE BY PRIVATE TREATY (Subject to contract)

### Exceptional Five-Bedroom Executive Home | Prime Mossley Cul-de-Sac | Walk to Golf Club & Station

Tucked away within one of Mossley's most desirable cul-de-sacs, this exceptional five-bedroom detached home combines generous living space, high-quality finishes, and a level of privacy rarely found so close to local amenities.

Within a few minutes' walk of Congleton Golf Club, Hightown shopping area and the railway station, the property also benefits from a beautifully private rear garden, bordered by mature trees and not overlooked.

Constructed in 2009 by the highly regarded Seddon Homes, the property has been thoughtfully designed to support modern family living, with a well-balanced layout and a high standard of finish throughout. To the front, a generous driveway and open aspect create a strong first impression, complemented by an electric vehicle charging point and access to a double integral garage.

To the rear, the property enjoys a beautifully enclosed garden, backed by mature trees and not overlooked, providing a high degree of privacy and a peaceful setting. A full-width patio offers an ideal space for outdoor dining and entertaining, alongside a well-maintained lawn and landscaped areas. Internally, a welcoming T-shaped hallway provides access to a study, cloakroom, elegant lounge with French doors opening onto the garden, and a separate snug/family room, offering flexible additional living space.

At the heart of the home is an impressive open-plan family dining kitchen, featuring premium Siematic units, high-specification integrated NEFF appliances, and a breakfast bar, creating a highly functional and sociable space. A separate utility room provides further practicality with external access.

The first floor offers five well-proportioned bedrooms. The principal suite benefits from extensive fitted storage, including three double wardrobes and a dedicated dressing area, along with a spacious en-suite bathroom. Bedroom two also features two double fitted wardrobes and an en-suite, making it ideal for guests or family use.

Bathrooms, cloakroom and kitchen areas are finished with high-quality Porcelanosa tiling, reinforcing the overall level of specification throughout.

The property is ideally located within walking distance of Congleton Golf Club, Hightown shopping area, and the railway station, offering a rare combination of convenience and tranquillity in one of the town's most sought-after residential areas.

#### The accommodation briefly comprises: (all dimensions are approximate)

**ENTRANCE** : Composite front door to:

**"T"-SHAPED HALL** : Coving to ceiling. Radiator. Stairs to first floor. Understairs cupboard. Doors to principal rooms. Internal door to double garage.

**CLOAKROOM W.C.** : White suite comprising: Low level W.C. and wash hand basin with mixer tap. Porcelanosa wall tiling to half height. Extractor fan.

**LOUNGE** 17' 0" x 13' 4" (5.18m x 4.06m) : Coving to ceiling. PVCu double glazed window to include French doors. Two radiators. Feature living-flame fireplace.

**DINING ROOM/FAMILY ROOM** 12' 2" x 10' 6" (3.71m x 3.20m) : PVCu double glazed window. Radiator. 13 Amp power points.

**STUDY** 8' 9" x 8' 7" (2.66m x 2.61m) : Coving to ceiling. PVCu double glazed window. Radiator. 13 Amp power points.

**FAMILY DINING KITCHEN** 20' 4" x 15' 10" (6.19m x 4.82m) max into bay : PVCu double-glazed window and separate bay window with French doors opening onto the patio. Fitted with high-quality Siematic eye-level and base units with under-unit lighting and Porcelanosa tile splashbacks, creating a sleek and contemporary finish. The kitchen features an impressive range of high-spec NEFF integrated appliances, including two ovens, a 5-ring gas hob with extractor canopy, dishwasher, microwave and fridge-freezer. Stainless-steel 1.5 bowl single-drainer sink with mixer tap. Generous preparation surfaces extend to form a sociable breakfast bar, ideal for everyday dining and family use within this open-plan space. Two radiators, 13-amp power points and tiled floor. Door to:

**UTILITY** 8' 3" x 6' 8" (2.51m x 2.03m) : Fitted with matching base units to the kitchen, incorporating a stainless-steel single-drainer sink with mixer tap. Space and plumbing for both a washing machine and tumble dryer. Radiator, 13-amp power points, and tiled floor. Composite door providing access to the outside.

#### First Floor :

**LANDING** : Access to roof space. Coving to ceiling. Radiator, 13 Amp power points. Door to cupboard incorporating high pressure hot water tank. Doors to principal rooms.

**BEDROOM 1 FRONT** 16' 4" x 13' 6" (4.97m x 4.11m) : Two PVCu double glazed windows. Radiator. three double fitted wardrobes (including dressing area). Arch to dressing area. Door to:

**EN-SUITE BATHROOM** 9' 2" x 7' 2" (2.79m x 2.18m) : PVCu double-glazed opaque window. Fitted with a white Ideal Standard suite, including a W.C., wash hand basin with mixer tap, panelled bath with mixer tap and hand grips, and a separate shower enclosure. Towel radiator, shaver point and extractor fan. Porcelanosa tiled walls and floor.

**BEDROOM 2 REAR** 10' 2" x 10' 10" (3.10m x 3.30m) : PVCu double glazed window. Radiator. 13 Amp power points. Two double fitted wardrobes. Door to:

**EN-SUITE SHOWER ROOM** 8' 4" x 3' 11" (2.54m x 1.19m) : PVCu double glazed opaque window. Fitted with a white Ideal Standard suite, including a W.C., wash hand basin with mixer tap, and a shower enclosure. Towel radiator, shaver point and extractor fan. Porcelanosa wall tiling to half height.

**BEDROOM 3 FRONT** 14' 7" x 9' 1" (4.44m x 2.77m) : PVCu double glazed window. Radiator. 13 Amp power points.

**BEDROOM 4 REAR** 12' 10" x 12' 3" (3.91m x 3.73m) : PVCu double glazed window. Radiator. 13 Amp power points.

**BEDROOM 5 REAR** 10' 0" x 7' 8" (3.05m x 2.34m) : PVCu double glazed window. Radiator. 13 Amp power points.

**BATHROOM** 8' 4" x 8' 1" (2.54m x 2.46m) : PVCu double glazed opaque window. Fitted with a white Ideal Standard suite, including a W.C., wash hand basin with mixer tap, and a panelled bath with mixer tap and hand grips. Radiator. Porcelanosa wall tiling to half height.

#### Outside :

**DOUBLE INTEGRAL GARAGE** 16' 6" x 16' 6" (5.03m x 5.03m) internal measurements : Two up and over vehicle access doors. Power and light. Wall mounted Glow-worm gas central heating boiler. Door to hall. Composite door to outside.

**FRONT** : The front offers a double-width block-paved driveway, open-plan lawned areas, and pathways with gated access to the front door and both sides of the property.

**REAR** : The rear garden is fully enclosed with timber fencing and features a generous flagged patio leading onto a slate-finished landscaped area, a lawn, and a pathway down to the storage shed. The space also benefits from outside power and a garden tap.

**TENURE** : Freehold (subject to solicitor's verification).

**SERVICES** : All mains services are connected (although not tested).

**VIEWING** : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

**TAX BAND** : G

**LOCAL AUTHORITY** : Cheshire East

**DIRECTIONS** : SATNAV CW12 3GU

