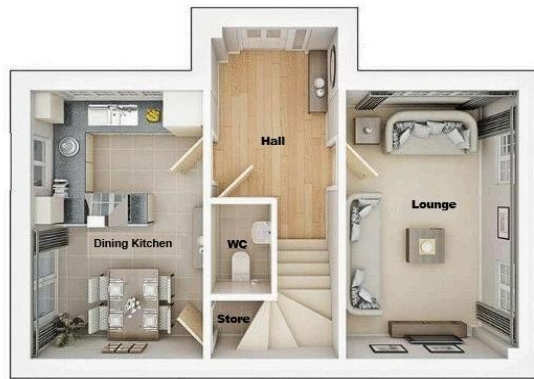




All layouts, including kitchens, are for illustrative purposes only and may differ.



Energy performance certificate (EPC)

43 Falcon Drive CONGLETON CW12 3JJ	Energy rating B	Valid until: 24 November 2032
		Certificate number: 2453-3904-6309-3192-2204

Property type Detached house

Total floor area 85 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

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

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

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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Timothy a brown



- MODERN THREE BEDROOM DETACHED HOME BUILT IN 2022 BY SEDDON HOMES
- CONTEMPORARY OPEN PLAN DINING KITCHEN WITH CENTRAL ISLAND
- BRIGHT DUAL ASPECT LOUNGE & LUXURIOUS HERRINGBONE LVT FLOORING
- PRINCIPAL SUITE WITH LARGE DOUBLE WIDTH WALK IN SHOWER
- LANDSCAPED REAR GARDEN WITH LAWN & PAVED SEATING AREA
- PRIVATE DRIVEWAY PARKING WITH GATED ACCESS
- CLOSE TO TOWN CENTRE, TRAIN STATION & ASTBURY MERE
- TURN KEY MODERN HOME WITH ALL THE BENEFITS OF A RECENT 2022 BUILD

STUNNING MODERN DETACHED HOME • BUILT 2022 • PRIME POSITION WITH OPEN OUTLOOK

This beautifully presented three-bedroom detached home, built by Seddon Homes in 2022, occupies one of the most desirable positions on this sought-after Congleton development. Enjoying an open front outlook and partial first-floor views towards Bosley Cloud, it offers a wonderful sense of space, light and setting.

Step inside and the welcoming hallway immediately impresses, finished with luxurious LVT herringbone flooring that flows through to the bright, dual-aspect lounge — a superb space for both relaxing and entertaining.

At the heart of the home sits the contemporary open-plan dining kitchen, designed for modern family living. Stylish cabinetry, quality integrated appliances and a central island create a sleek and practical workspace, while the defined dining area opens via patio doors onto the landscaped rear garden, delivering effortless indoor–outdoor living.

A ground-floor cloakroom/WC adds everyday convenience.

Upstairs, the gallery landing enhances the feeling of space and leads to three well-proportioned bedrooms. The luxurious principal suite boasts a larger-than-average en-suite with a double-width

walk-in shower. A chic family bathroom serves the remaining bedrooms, completing the home’s high-quality finish.

Outside, the rear garden is neatly landscaped with lawn, paved seating area, timber storage shed and gated access to the private driveway providing off-road parking.

Perfectly placed for Congleton town centre, the property offers excellent access to local schools, shops and amenities. Commuters will appreciate the proximity to Congleton Train Station, while lovers of the outdoors can enjoy nearby Macclesfield Canal and Astbury Mere Country Park — both offering picturesque walks and leisure opportunities.

With all the benefits of a recently built home, this superb property offers a true turn-key opportunity in one of Congleton’s most popular locations.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE HALL 7' 2" x 10' 10" (2.18m x 3.30m): Composite front entrance door with opaque glazed panelling. Radiator. 13 Amp power points. Stairs off to 1st floor landing. LVT herringbone flooring.

LOUNGE 15' 8" x 9' 10" (4.77m x 2.99m): PVCu double glazed windows to the front & side aspect. Radiator. 13 Amp power points. LVT herringbone flooring.

DINING KITCHEN 15' 8" x 9' 10" (4.77m x 2.99m): Low voltage downlighters inset to kitchen area. PVCu double glazed dual-aspect windows. Fitted with a range of modern eye-level and base units with contrasting wall units and concrete-style work surfaces incorporating a 1.5 bowl stainless steel sink unit with mixer tap. Under-cupboard lighting and recessed LED ceiling lighting. A range of quality integrated appliances including an electric combination double oven and grill, five-ring gas hob and suspended chimney-style stainless steel extractor. Radiator. Ample 13-amp power points. Space for table and chairs. Useful understairs storage cupboard. Grey wood-effect laminate flooring. PVCu double glazed patio doors with full-length glazed panels providing access to, and views over, the rear garden.

CLOAKROOM W.C. : White suite comprising: Low level W.C. and wall mounted wash hand basin. Tiling to splashbacks. Extractor Fan. LVT herringbone flooring.

First Floor :

GALLERIED LANDING : Access to roof space. Mains fitted smoke alarm. PVCu double glazed opaque window to side aspect. Airing cupboard incorporating shelving and Ideal gas fired central heating boiler.

BEDROOM 1 10' 9" x 10' 0" (3.27m x 3.05m): PVCu double glazed windows to dual aspects with an open aspect to the front with partial views in the horizon over Bosley Cloud. Radiator. 13 Amp power points. Door to:

EN-SUITE 9' 1" x 4' 6" (2.77m x 1.37m): Low voltage downlighters inset. PVCu double glazed opaque window. White suite with low level W.C., wall mounted wash hand basin and walk-in double width shower enclosure with wall mounted rainfall effect thermostatically controlled shower with sliding glazed shower screen door. Chrome heated towel radiator. Shaver point. Extractor fan. Patterned vinyl flooring.

BEDROOM 2 8' 6" x 10' 0" (2.59m x 3.05m): PVCu double glazed window to the side aspect. Radiator. 13 Amp power points.

BEDROOM 3 10' 0" x 6' 11" (3.05m x 2.11m): PVCu double glazed window to front aspect enjoying open views. Radiator. 13 Amp power points.

BATHROOM 7' 1" x 5' 7" (2.16m x 1.70m): Low voltage downlighters inset. PVCu double glazed opaque window to front aspect. White suite comprising: Low level W.C., wall hung wash hand basin and panelled batch with hand grips and electric shower and screen over. Chrome heated towel radiator. Walls tiled to half height. Shaver point.

OUTSIDE : An attractive frontage with planted floral borders and a grass verge, with a lawned garden extending to the side and enclosed by fencing. A side driveway provides off-road parking and gated access through to the fully enclosed rear garden. The rear garden features timber fence boundaries, an adjoining patio and paved pathway, along with an outside water tap. A further gate leads to the dedicated tarmac driveway offering tandem parking for two cars.

TENURE : Freehold with estate management service charge of £218 per annum.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND:

DIRECTIONS: SATNAV CW12 3UJ

