



125 Dobson Way, Congleton, CW12 1GR

Offers Over £315,000

- Beautifully Presented Three-Bedroom Semi-Detached Home
- Downstairs WC & Separate Utility Cupboard
- Porcelain Patio Area & Low Maintenance Lawned Garden
- Offered With No Upward Chain
- Spacious Formal Lounge
- Principal Bedroom With Fitted Wardrobes And En-Suite Shower Room
- Private Driveway For Parking With Electric Vehicle Charging Point
- Open-Plan Dining Kitchen Equipped With Modern Cabinetry and Integrated Appliances
- Modern Family Bathroom
- Sought After Location On The Ever Popular Cranberry Gardens Development

125 Dobson Way, Congleton CW12 1GR

Positioned on the ever-popular Cranberry Gardens development, this beautifully presented three-bedroom semi-detached home combines all the benefits of a modern new build with stylish finishes, thoughtfully designed accommodation and a particularly private rear garden.



Council Tax Band: C



The ground floor is enhanced by attractive Karndean flooring throughout and offers a welcoming formal lounge alongside a superb open-plan dining kitchen, creating a sociable space for both everyday living and entertaining. The kitchen is fitted with a contemporary range of cabinetry complemented by integral appliances, whilst French doors provide a seamless connection to the rear garden. A useful storage cupboard incorporates space for laundry appliances, with a convenient downstairs WC completing the ground-floor accommodation.

To the first floor are three well-proportioned bedrooms together with a modern family bathroom. The principal bedroom enjoys the added luxury of fitted wardrobes and its own en-suite shower room, providing a comfortable and private retreat.

Externally the rear garden is a particularly appealing feature of the home. Offering a good degree of privacy and not directly overlooked and has been enhanced by an attractive porcelain-paved patio, ideal for outdoor dining, entertaining and relaxing during the warmer months.

To the front, the property benefits from private off-road parking with an electric vehicle charging point, together with solar-powered driveway lighting.

Cranberry Gardens remains a popular modern development, conveniently positioned for local schools, everyday amenities and excellent transport links, making this an ideal choice for first-time buyers, young families or purchasers looking for a stylish, low-maintenance home ready to move straight into.

Offered with no chain an early viewing is highly recommended to fully appreciate the quality, position and privacy this impressive modern home has to offer.

Entrance Hallway

Having a composite front entrance door with access into the entrance hallway. Stairs to the first floor landing. Access to the ground floor accommodation. Karndean flooring. Handy under stairs storage cupboard. Radiator.

Lounge

15'9" x 11'0"

Having a UPVC double glazed window to the front aspect. Radiator.

Open Plan Dining Kitchen

18'0" x 11'3"

Having a UPVC double glazed window to the rear aspect overlooking the garden and UPVC double glazed French patio doors with access to the patio area and lawned gardens. Comprising of a range of on trend high gloss wall cupboard and base units with work surfaces over with matching up stands incorporating a stainless steel sink and drainer with chrome mixer tap over. Siemens Induction hob with Siemens stainless steel extractor fan, integrated Siemens double oven and integrated dishwasher and fridge and freezer. Wall mounted radiator. Recessed downlights. Separate utility cupboard with space and plumbing for washing machine and tumble dryer. Extractor fan. Power and lighting Karndean flooring continues.

Downstairs Cloakroom

5'8" x 2'10"

Having a UPVC double glazed window to the front aspect. Featuring a three piece suite comprising of a WC with push flush, corner wall mounted hand wash basin with chrome mixer tap over and tiled splashback. Radiator. Karndean flooring. Recessed downlights.

First Floor Landing

Having a UPVC double glazed window to the side aspect. Access to the bedrooms and family bathroom. Access to the loft. Handy storage cupboard housing the boiler with storage space. Radiator.

Bedroom One

11'3" x 11'1"

Having UPVC double glazed window to the front aspect. Fitted wardrobes to the alcove and a defined dressing area. Access to the ensuite. Radiator.

Ensuite

7'3" x 4'0"

Featuring a double width shower cubicle with power shower over, wall mounted wash hand basin with chrome mixer tap, WC with push flush. Recessed downlights. Extractor fan. Wall Mounted radiator. Karndean flooring. Radiator.

Bedroom Two

11'8" x 10'9" into 9'2"

Having a UPVC double glazed window to the rear aspect. Radiator. Karndean flooring.

Bedroom Three

8'6" x 8'7"

Having a UPVC double glaze window to the rear aspect. Radiator.

Family Bathroom

5'6" x 6'7"

Having a UPVC double glazed obscure window to the front aspect. Comprising of a three piece suite featuring a panel bath with separate shower attachment over, wall mounted wash hand basin with chrome mixer tap, WC with push flush. Partially tiled walls. Kardean flooring. Recessed downlights. Extractor fan. Wall mounted chrome radiator

Externally

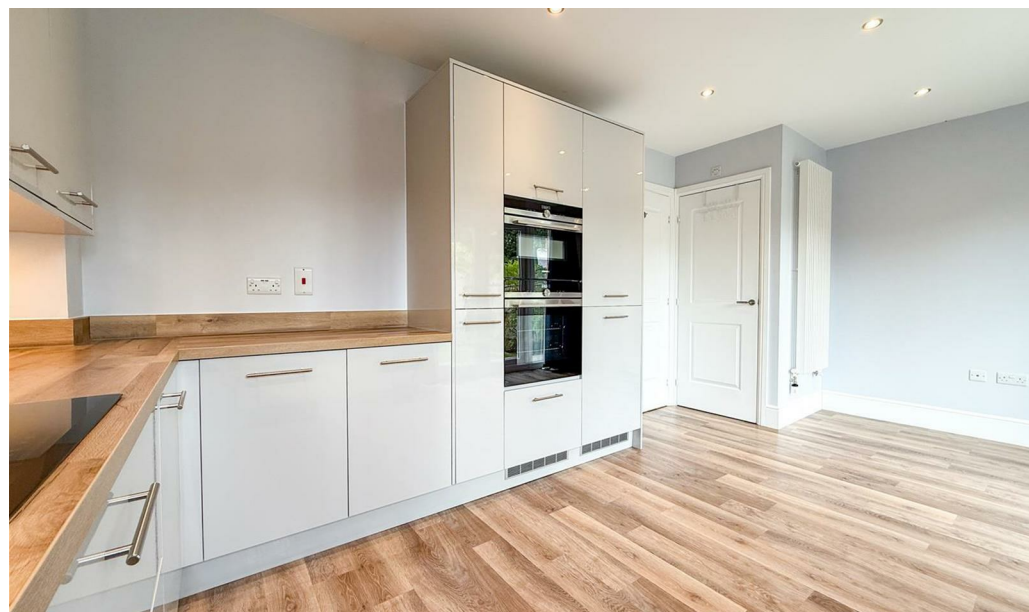
Car charging point and outside tap

Shed

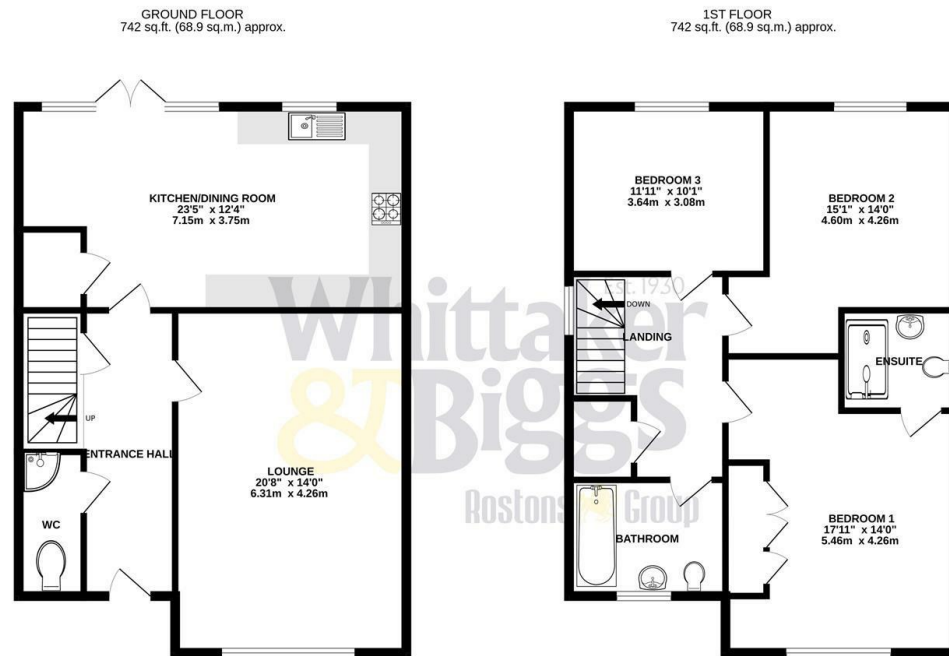
10'3" x 7'10"

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







TOTAL FLOOR AREA: 1483 sq.ft. (137.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

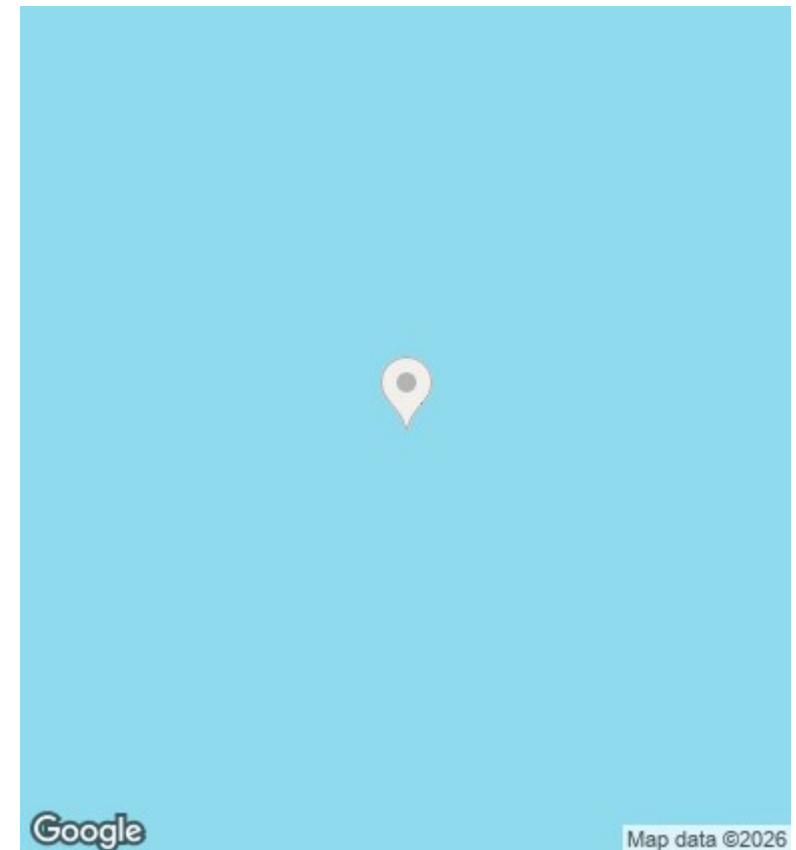
Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

C

Photo Editing Disclaimer:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC