



STEPHENSON BROWNE

**Guy Gibson Drive,  
Congleton**

CW12 2RH



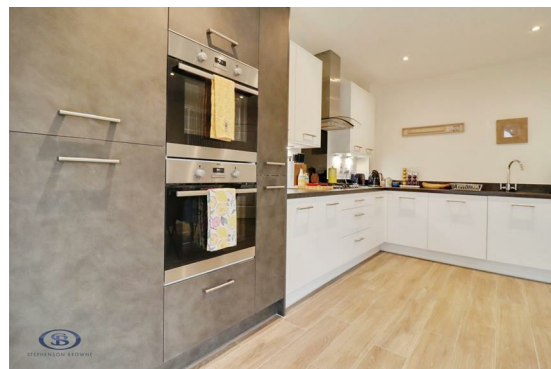
**Offers Over £425,000**

## Description

This beautifully presented four-bedroom detached family home offers spacious and versatile accommodation throughout, making it an ideal choice for growing families seeking modern living in a highly convenient location. Constructed to a modern specification and boasting an impressive EPC rating of B, the property extends to approximately 1,292 sq ft and is exceptionally well equipped with a range of thoughtful upgrades. The accommodation briefly comprises a welcoming entrance hall, a bright and generous living room, a stylish fitted kitchen/dining room featuring an integrated pyrolytic self-cleaning oven, integrated frost-free fridge freezer, integrated dishwasher and filter tap, together with a separate utility room and a convenient downstairs WC. Attractive tiled flooring and additional power sockets installed throughout the home further enhance its practicality and appeal.

To the first floor are four well-proportioned bedrooms, including a superb principal bedroom with en-suite shower room and fitted wardrobes, alongside a modern family bathroom serving the remaining bedrooms. The property is beautifully presented throughout, offering truly ready-to-move-into accommodation ideally suited to modern family living. Selected blue furniture can also be included, perfectly complementing the fitted blue wardrobes.

Externally, the property continues to impress with a generous rear garden featuring an extended-depth patio area, providing excellent space for outdoor dining, entertaining and family enjoyment. Additional benefits include an external tap and outdoor power sockets, adding



further convenience for gardening and outdoor living. To the front, a driveway provides ample off-road parking and leads to a garage, offering excellent storage and practicality.

Situated within a popular residential development, this attractive freehold home enjoys easy access to a wide range of local amenities, highly regarded schools and excellent transport connections. Commuters will benefit from convenient access to the A34, A54, A534 and M6 motorway network, while families will appreciate the balance of connectivity and community living on offer. Further peace of mind is provided by the remainder of the NHBC warranty, with approximately eight years remaining. Early viewing is highly recommended to fully appreciate the size, presentation, quality of upgrades and lifestyle this impressive family home has to offer.

**Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

**Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

**Living Room**

17'0" x 10'11"

**Kitchen Diner**

14'9" x 13'7"

**Utility**

9'9" x 5'10"

**WC**

5'10" x 3'5"

**Bedroom One**

14'7" x 10'11"

**Ensuite**

8'0" x 4'9"

**Bedroom Two**

12'6" x 10'2"

**Bedroom Three**

10'11" x 10'2"

**Bedroom Four**

10'6" x 8'11"

**Bathroom**

8'0" x 5'7"

**Garage**

19'8" x 10'0"

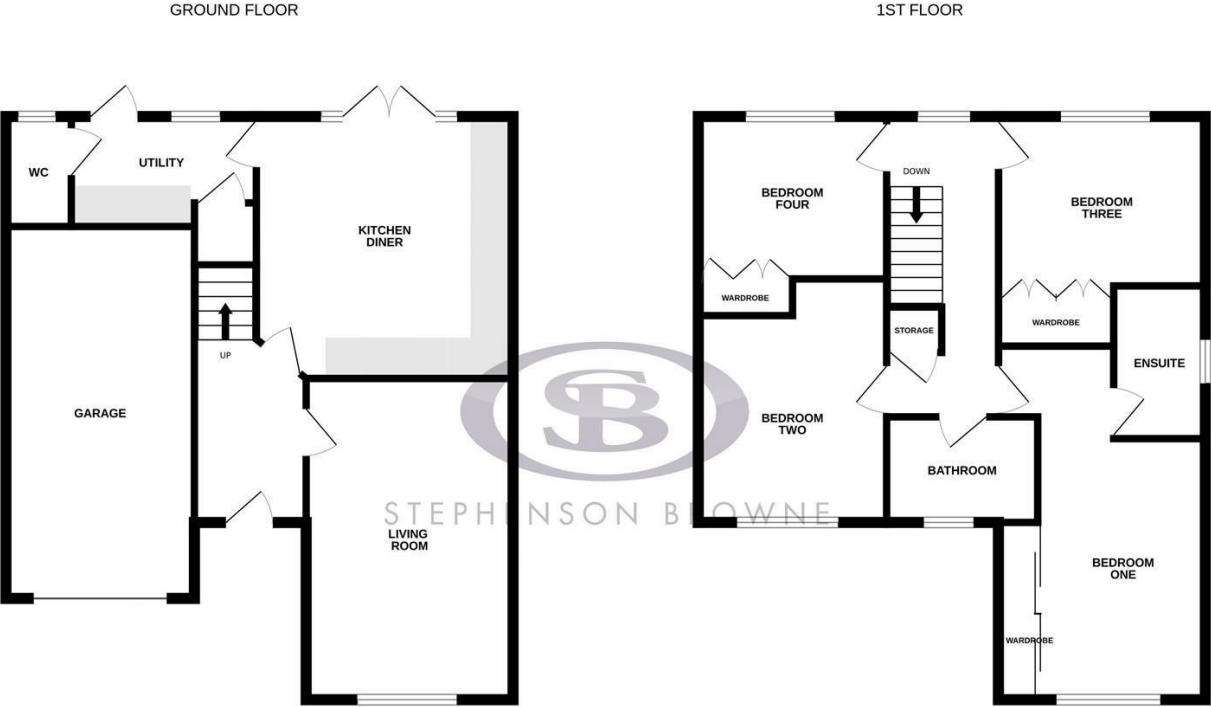


Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.





Floorplans



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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Area Map



EPC Rating

| Energy Efficiency Rating                    |         |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|---------------------------------------------|---------|-------------------------|-----------------------------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |                                                                 | Current | Potential               |
| Very energy efficient - lower running costs |         |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                          |         |                         | (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                            |         |                         | (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                            |         |                         | (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                            |         |                         | (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                            |         |                         | (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                            |         |                         | (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                             |         |                         | (1-20) <b>G</b>                                                 |         |                         |
| Not energy efficient - higher running costs |         |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC | England & Wales                                                 |         | EU Directive 2002/91/EC |

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www.stephensonbrowne.co.uk