



3 Higginson Close, Congleton, CW12 3SU

£600,000

- Immaculately Presented Five Bedroom Detached Residence
- Additional Snug/ Office
- Bedroom Two & Three With Fitted Wardrobes & Family Bathroom
- Highly Sought After Location Of Mossley
- Superb Size On Trend Open Plan Kitchen/Dining Room With Views Of The Gardens
- Separate Utility Room & WC
- Spacious Landscaped Gardens with Patio Area, Pergola & Summer House
- Formal Lounge With Contemporary Feature Fireplace
- Master Bedroom With Bespoke Fitted Wardrobes & En- Suite Facilities
- Private Driveway Providing Off Road Parking & Double Garage

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An Exceptional Five-Bedroom Detached Family Residence in the Highly Sought-After Location of Mossley

Occupying a desirable position within a leafy cul-de-sac, this beautifully presented five-bedroom detached family home offers spacious and versatile accommodation, finished to an excellent standard throughout. Enjoying open fields in the distance and situated within one of Mossley's most sought-after residential locations, this impressive property combines modern family living with a superb setting.



Council Tax Band: F



The inviting entrance leads to a separate entrance porch and then you are welcomed into two reception rooms, including a stylish lounge featuring a contemporary fireplace and striking feature wall, creating a warm and inviting focal point. At the heart of the home is a stunning open-plan dining kitchen, fitted with an on-trend range of units complemented by premium quartz worktops and ample space for family dining and entertaining. French doors open directly onto the landscaped rear gardens, seamlessly connecting indoor and outdoor living.

A separate utility room and convenient ground floor WC further enhance the practicality of the accommodation. The property has been beautifully decorated throughout, creating a light, modern and move-in-ready home.

To the first floor, there are four generously sized bedrooms, including an impressive principal suite featuring fitted bespoke wardrobes and a luxurious en-suite shower room with dual wash hand basins, whilst the fifth bedroom is ideal for hybrid working/ creative space. The remaining bedrooms and are all served by a well-appointed family bathroom to complete the first floor accommodation.

Externally, the property continues to impress with beautifully landscaped gardens incorporating a patio area, pergola and an attractive summer house, offering a versatile space ideal as a home office, studio, hobby room or simply a relaxing retreat for enjoying drinks and entertaining family and friends.

To the front, a substantial driveway provides ample off-road parking and leads to a double garage, while the attractive cul-de-sac setting and Cheshire brick contributes to the kerb appeal and the property's peaceful and family-friendly appeal.

Ideally located within easy reach of local amenities, highly regarded schools, excellent transport links and Congleton railway station, this outstanding family home offers the perfect balance of convenience, space and lifestyle.

Viewing is highly recommended to fully appreciate the quality, space and enviable location.

Entrance Porch

Having a UPVC double glazed French door with access into the entrance porch, a UPVC double glaze window to the side aspect. Tiled flooring. Recessed downlights.

Entrance Hallway

Having a composite front entrance door with access into the entrance hallway and a UPVC double glazed obscure windows to the side aspect.

Wood effect flooring

Panelling effect to the wall and coving to ceiling. Handy under stairs storage cupboard with hanging space and storage. Radiator.

Lounge

15'1" x 13'0"

Having a UPVC double glazed window to the front aspect. Feature fireplace housing a electric log effect fire with marble effect mantle and surround and hearth. Recessed downlights in the alcove. Coving to ceiling.

Double radiator.

Study / Family Room

10'5" x 7'6"

Having a UPVC double glazed window to the front aspect. Radiator. Feature panel wall. Wood effect flooring.

Open Plan Dining Kitchen / Family Room

28'8" x 9'5"

Having two UPVC double glazed windows to the rear aspect overlooking the landscaped gardens and UPVC double glazed French doors with access to the patio area.

Comprising of a range of wall cupboard and base units with quality quartz worktops over, and matching upstands and sill, incorporating a sink with chrome mixer tap over, space for Range Master hob and Range Master extractor hood over. Space and plumbing for American style fridge freezer. Integrated microwave.

Incorporating a breakfast bar with seating for two.

Defined dining area with the outlook of the gardens.

Wall mounted radiator.

Tiled flooring. Recessed downlights.

Utility Room

6'7" x 6'4"

Having a UPVC double glazed window to the rear aspect, overlooking the gardens and a composite side entrance door, with access to the garage and patio area.

Comprising of base units with work surfaces over incorporating a stainless steel sink and drainer with a chrome mixer tap over, tiled splashback. Space and plumbing for washing machine. Chrome style radiator. Tiled flooring.

Ground Floor Cloakroom

7'5" x 3'1"

Comprising of a two piece suite, featuring a pedestal wash hand basin with chrome taps over, WC. Partially tiled walls. Vinyl flooring.

Radiator. Downlights.

First Floor Landing

Having access to the bedrooms, master suite and family bathroom. Coving to ceiling. Radiator

Bedroom One

14'0" x 12'4"

Having a UPVC double glazed window to the front aspect.

Two double fitted wardrobes with hanging space and shelving. Coving to ceiling. Access to the en-suite.

En-suite

9'6" x 6'1"

Having a UPVC double glazed window to the rear aspect.

Comprising of a corner shower cubicle, dual basin sat on a vanity unit with storage underneath. WC with push flush. Tiled flooring. Chrome radiator. Fully tiled walls. Recessed downlights. Extractor fan. Double

Bedroom Two

11'0" x 11'5"

Having a UPVC double glazed window to the front aspect.

Double wardrobes with hanging space and storage. Access to the loft.

Radiator.

Bedroom Three

9'7" x 9'8"

Having a UPVC double glazed window to the rear aspect.

Double radiator.

Handy storage cupboard with hanging in space and storage above.

Bedroom Four

9'8" 8'4"

Having a UPVC double glazed window to the rear aspect.

Radiator. Double doors with access to a fitted wardrobe with hanging space and storage.

Bedroom Five

7'10" x 9'1"

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

Family Bathroom

6'11" x 6'3"

Having an UPVC double glazed obscure window to the rear aspect.

Comprising of a three-piece suite, featuring a bath with shower over, countertop basin sat on a vanity unit with storage underneath, WC with push flush. Aqua board to the walls. Wood effect flooring. Chrome radiator. Recessed downlights.

Extractor fan.

Garage

17'6" x 17'0"

Two up and over doors with access to the garage. Power and lighting. Housing the boiler.

Access to the rear via UPVC double glazed door.

Externally

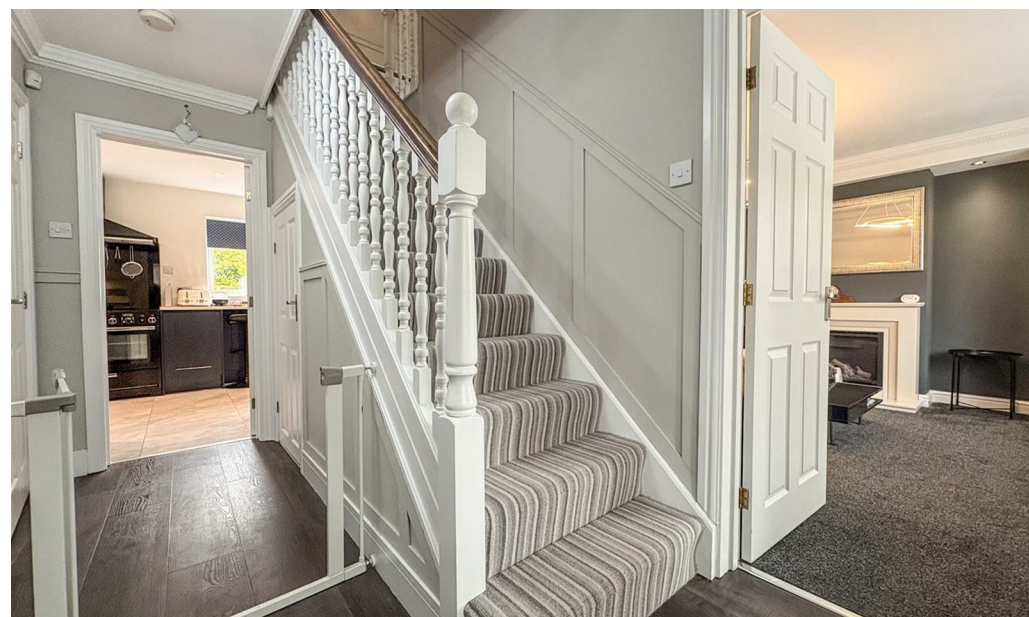
To the front of the property there is a tarmac driveway with ample parking for vehicles - access to the double garage.

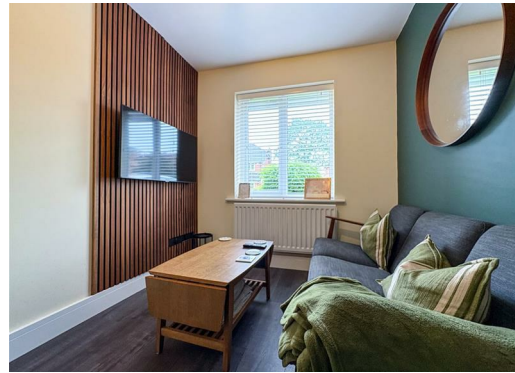
Lawned frontage with a selection of mature trees and shrubs, laurel trees form the boundary to the left side and mature bushes to the right.

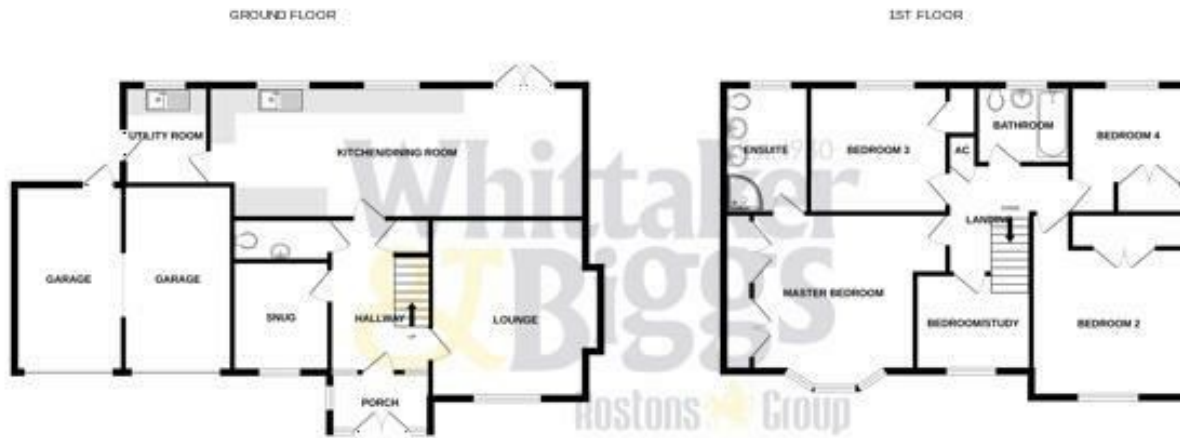
To the rear of the property there is a landscaped lawn garden, raised beds containing an abundance of mixed shrubs, bushes and plants. A good size patio area with covered pergola and summer house complete the gardens.

AML REGULATIONS

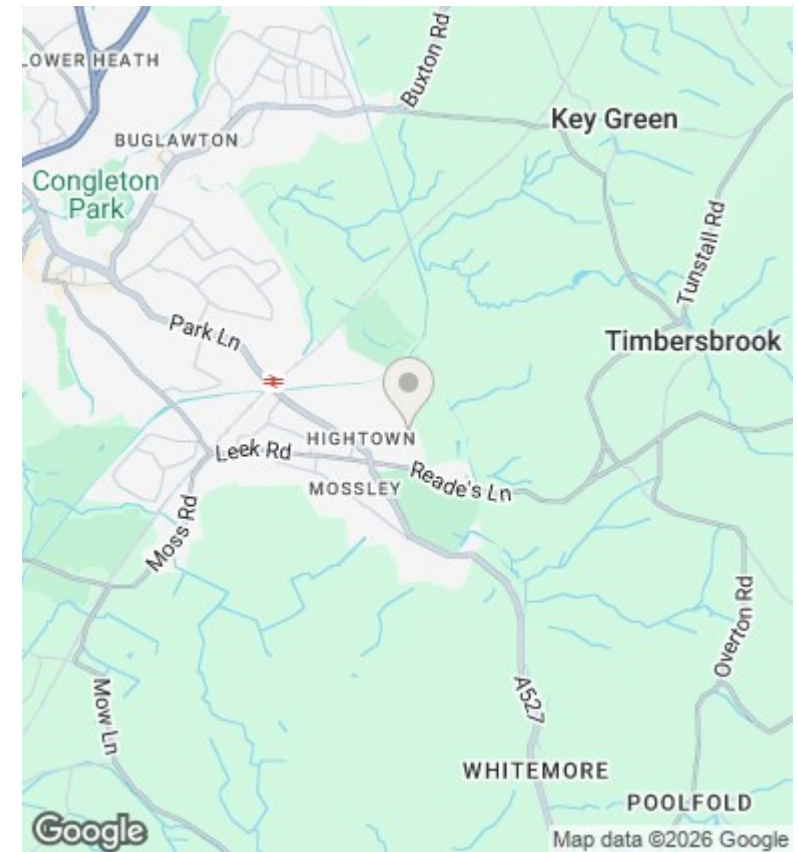
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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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	