

An Exceptional Four Bedroom Detached Family Home | Redrow Heritage Collection | Highly Sought After Lower Heath Location Constructed by renowned housebuilder Redrow Homes as part of their prestigious Heritage Collection, this beautifully presented four-bedroom detached residence combines the timeless elegance of 1930s-inspired architecture with the comfort, efficiency and practicality demanded by modern family living.

Built in 2018 and occupying a desirable position within the highly regarded Lower Heath area of Congleton, the property enjoys an enviable setting set back from the main road behind a service road and landscaped frontage, providing a greater degree of privacy and an attractive open outlook to the front.

The handsome exterior features part-rendered brick elevations, distinctive bay windows, illuminated elevations and an inviting entrance canopy, creating an immediate sense of kerb appeal.

Internally, the property has been impeccably maintained and is presented to an exceptional standard throughout. A welcoming entrance hall provides access to a useful cloakroom/WC and staircase to the first floor. To the front of the property is an elegant bay-fronted lounge, a wonderful space for relaxation, enhanced by a feature fireplace and an abundance of natural light. To the rear, the heart of the home is undoubtedly the impressive dining kitchen, thoughtfully fitted with a comprehensive range of contemporary units and integrated appliances. French doors open directly onto the rear patio and garden, creating the perfect environment for entertaining and family gatherings. A deep understairs storage cupboard offers excellent practicality and incorporates space and plumbing for a washing machine and tumble dryer.

The first floor continues to impress with four well-proportioned bedrooms. Two benefit from fitted double wardrobes, whilst the principal bedroom enjoys the luxury

of its own en-suite shower room. A stylish family bathroom serves the remaining bedrooms and features a modern white suite with shower and screen over the bath.

Externally, the property offers equally attractive surroundings. A driveway extends to the side of the home providing parking for at least two cars, leading to a detached single garage, whilst the fully enclosed rear garden has been thoughtfully landscaped with an Indian stone paved patio area, lawned garden and attractive flower and shrub borders, providing a safe and private environment for children, pets and outdoor entertaining.

The location is particularly appealing for families. Eaton Bank Academy, rated 'Good' with Outstanding features by Ofsted, is within walking distance, whilst Congleton High School provides an excellent alternative. Well-regarded primary schools including Buglawton Primary School, Havannah Primary School and St Mary's Catholic Primary School are all conveniently located nearby. Lower Heath continues to be one of Congleton's most desirable residential areas, offering immediate access to Congleton Retail Park with Tesco and Marks & Spencer Food Hall, whilst the vibrant town centre is just a short distance away. Residents enjoy an excellent selection of independent shops, restaurants, cafés, bars, leisure facilities and cultural attractions including the Daneside Theatre, Jazz & Blues Festival and the beautiful Astbury Mere Country Park.

For commuters, the property is exceptionally well placed, with immediate access to the A34 and Congleton Link Road, convenient routes to Manchester, Macclesfield, Stoke-on-Trent and Newcastle-under-Lyme, and Junction 17 of the M6 Motorway within approximately 10 minutes' drive. Congleton Railway Station provides regular services to Manchester and Stoke-on-Trent, whilst Manchester International Airport is approximately 18 miles away.

A superb modern family home in a prime location, offering stylish accommodation, excellent schooling and outstanding connectivity.

Early viewing is strongly recommended.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : Composite front door with double glazed centre panel to:

HALL : Single panel central heating radiator. Oak effect floor. Door to deep storage cupboard. Doors to principal rooms. Return stairs to first floor.

CLOAKROOM W.C. : PVCu double glazed opaque window. White suite comprising: low level W.C., and wash hand basin. Single panel central heating radiator. Oak effect floor.

LOUNGE 16' 4" x 11' 7" (4.97m x 3.53m) into bay : PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points. Feature log effect electric fire set on polished stone surround.

KITCHEN DINER 19' 7" x 14' 7" (5.96m x 4.44m) : PVCu double glazed French doors to patio and garden. Cream matching fitted eye level and base units with laminate surfaces. Stainless steel single drainer one and a half bowl sink unit inset. AEG 4-ring gas hob with extractor over. Double electric oven. Integrated fridge freezer. Integrated dishwasher. Tiled splashbacks. Feature radiator. Deep storage cupboard with space and plumbing for a washing machine and space for tumble dryer above.

FIRST FLOOR :

GALLERIED LANDING : PVCu double glazed window to side aspect. Airing cupboard housing Logic gas central heating boiler and hot water cylinder. Access to roof space.

BEDROOM 1 FRONT 14' 1" x 10' 9" (4.29m x 3.27m) into bay : PVCu double glazed bay window to front aspect. Triple fitted wardrobes. Single panel central heating radiator. 13 Amp power points.

EN SUITE 7' 6" x 4' 4" (2.28m x 1.32m) : PVCu double glazed opaque window to side aspect. White suite comprising: low level W.C., wall hung wash hand basin and double sized shower enclosure housing mains fed shower with glass shower screen

and sliding door. Chrome centrally heated towel radiator. Tiled floor.

BEDROOM 2 REAR 12' 0" x 9' 0" (3.65m x 2.74m) into wardrobes : PVCu double glazed window to rear aspect. Double fitted wardrobes. Single panel central heating radiator.

BEDROOM 3 REAR 9' 3" x 7' 7" (2.82m x 2.31m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 FRONT 8' 6" x 7' 3" (2.59m x 2.21m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 10" x 5' 9" (2.08m x 1.75m) : PVCu double glazed opaque window to side aspect. White suite comprising low level W.C., wall hung wash hand basin and panelled bath with mains fed shower and screen over. Partly tiled walls. Chrome centrally heated towel radiator. Shaver point. Tiled floor.

DETACHED GARAGE 18' 7" x 9' 7" (5.66m x 2.92m) internal measurements : Brick built under a tiled roof. Up and over vehicle access door. Power and light. EV charging point.

FRONT : Tarmac driveway for 2/3 cars. Lawned frontage. The property features illumination to the soffits to the front, side and rear.

REAR : Indian stone paved terrace beyond which are lawned gardens and well stocked shaped borders all enclosed with timber fencing. To the rear of the garage is space for a shed.

TENURE : Freehold (subject to solicitors verification).

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

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

TAX BAND: E

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 1GP

