



16 BLOSSOM GATE DRIVE, CONGLETON, CW12 4ZR

£450,000



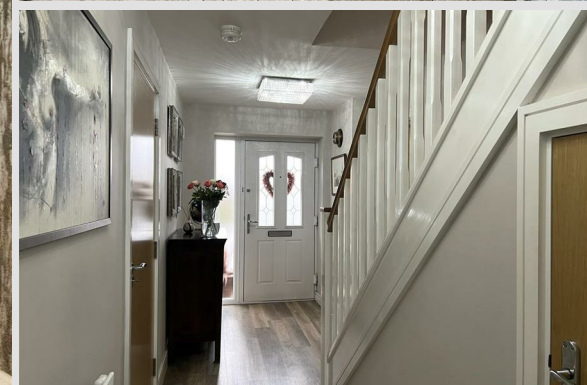
Built in 2019 by the well-regarded Seddon Homes, this impressive four-bedroom family home occupies a desirable corner plot in a fantastic location, offering spacious and versatile accommodation ideal for modern family living.

The ground floor is thoughtfully laid out and features a generous open-plan dining kitchen fitted with a range of integrated appliances, creating a superb hub for both everyday living and entertaining. A separate lounge provides a comfortable retreat, while a useful utility room sits just off the kitchen and leads through to the downstairs WC. From the welcoming entrance hallway there is also internal access to the integral garage.

To the first floor, the property boasts four well-proportioned bedrooms, all benefiting from fitted wardrobes. The master bedroom features a contemporary en suite shower room, while bedrooms two and three are served by a convenient Jack and Jill-style shower room, in addition to a stylish main family bathroom.

Externally, the home continues to impress. A tarmac'd driveway provides off-road parking for two vehicles and leads to the integral garage. To the left-hand side of the property is a lawned garden bordered by hedging, while gated access on the right leads through to the rear garden. The rear garden is mainly laid to lawn with a small paved patio area to the rear, ideal for outdoor seating and enjoying the summer months.

Perfectly positioned on the edge of Congleton, the property enjoys close proximity to open countryside while also benefiting from excellent transport links via the nearby link road, providing easy access to Manchester and Macclesfield. West Heath Shopping Precinct is within walking distance, Congleton Town Centre is under a 10-minute drive, and well-regarded schools including Congleton High School and Quinta and Black Firs Primary Schools are close by.



Hallway

16'11" x 5'8"

External front entrance door with UPVC double glazed window, wood effect flooring, two ceiling light fittings, central heating radiator, power points, stair access to first floor accommodation, under stair storage.

Lounge

16'11" x 10'10" (into bay)

UPVC double glazed walk in bay window to the front elevation, ceiling light fitting, carpet flooring, two central heating radiators, power points.

Breakfast Kitchen/Dining Room

20'1" x 11'0"

Modern fitted Breakfast kitchen comprising wall and base units with work surface over, breakfast bar area, integrated eye level double oven, fridge freezer and dishwasher, inset sink with double drainer and mixer tap, gas hob with extractor over, ample surface power points, unit downlights, ceiling spotlights, UPVC double glazed window to the rear elevation over the sink. wood effect flooring throughout. To the dining area is French doors leading out into the rear garden, ceiling light fitting, power points, central heating radiator, direct access into the utility.

Utility Room

7'5" x 5'10"

Wall and base units with work surface over, space and plumbing for a washer/dryer, external side door access out into the rear garden, access into the WC, wood effect flooring, ceiling light fitting, power points.

WC

5'7" x 3'2"

Low level WC, hand wash basin with mixer tap and tiled splash back, central heating radiator, ceiling light fitting, UPVC double glazed opaque window to the rear elevation, wood effect flooring.

Integral Garage

17'2" x 7'10"

Up and over garage door, power and light, houses the boiler.

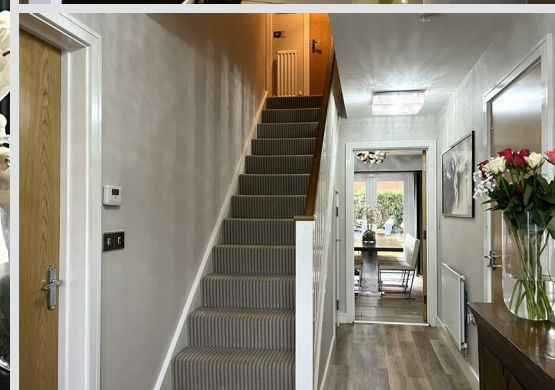
Landing

Providing access to all first floor accommodation, carpet flooring, ceiling light fitting, central heating radiator, power point, storage cupboard access.

Master Bedroom

18'0" x 7'5" into bay

UPVC double glazed walk in bay window, ceiling light fitting, carpet flooring, central heating radiator, fitted mirrored wardrobes, power points, direct access into the en suite.



En Suite

6'5" x 4'9"

Three piece suite comprising low level WC, hand wash basin with mixer tap and tiled splash back, wall mounted mirrored cabinet, walk in main shower with tiled splash back, and rainfall shower head, ceiling spotlights, UPVC double glazed opaque window to the front elevation, shavers port, extractor fan, wood effect flooring, chrome heated towel rail.

Bedroom Two

11'5" x 11'2"

UPVC double glazed window to the front elevation, ceiling light fitting, wood effect flooring, central heating radiator, power points, fitted mirrored wardrobes.

Jack and Jill Bathroom

8'0" x 4'6"

Low level WC, hand wash basin with mixer tap and tiled splash back, walk in electric shower with tiled splash back and removable shower head, ceiling spotlights, tile effect flooring, chrome heated towel rail, UPVC double glazed opaque window to the side elevation, extractor fan.

Bedroom Three

11'3" x 9'8"

UPVC double glazed window to the rear elevation, ceiling light fitting, fitted wardrobes, central heating radiator, carpet flooring, power points.

Bedroom Four

11'5" x 7'5"

UPVC double glazed window to the rear elevation, ceiling light fitting, fitted wardrobes, carpet flooring, central heating radiator, power points.

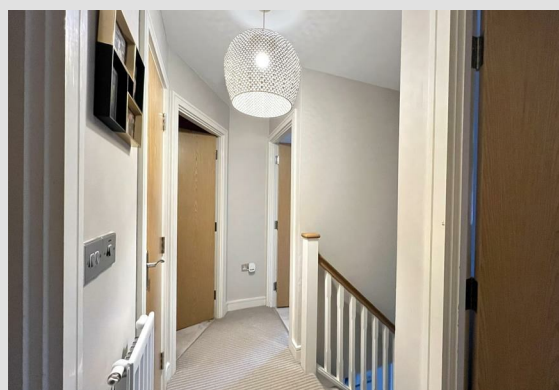
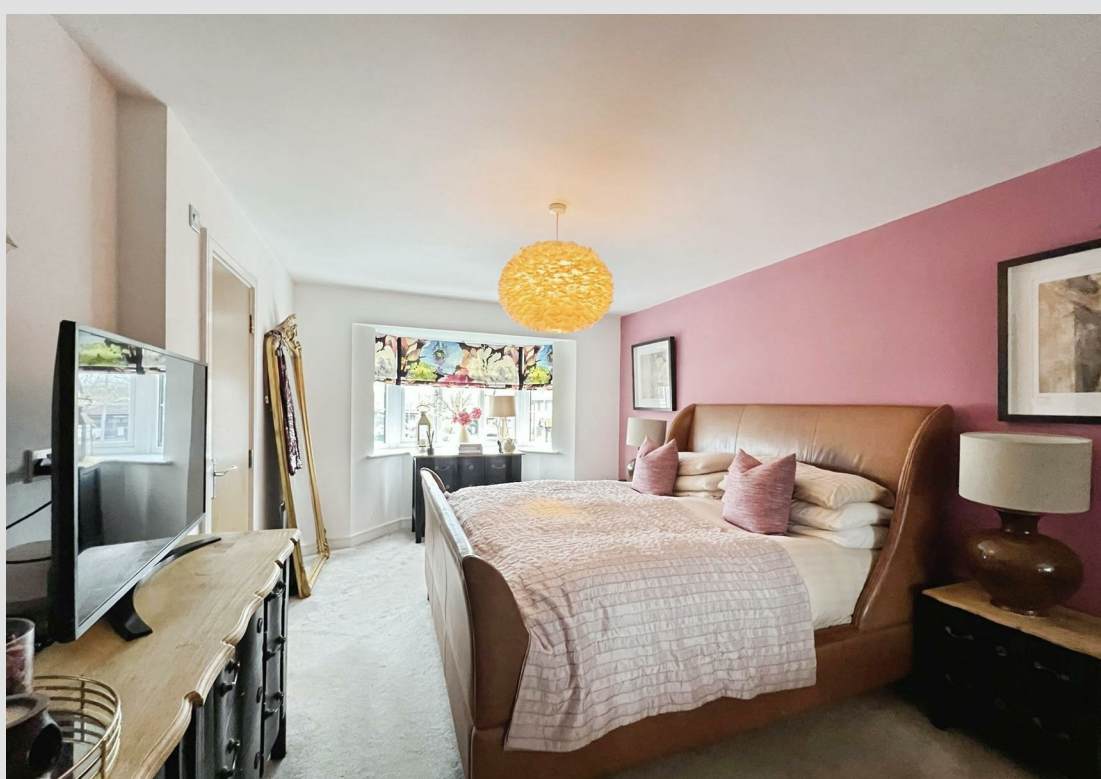
Family Bathroom

7'1" x 6'11"

Low level bath, hand wash basin with mixer tap, low level bath with mixer tap and tiled splash back, wall mounted mirror, chrome heated towel rail, ceiling spotlights, shavers port, tile effect flooring, extractor fan, UPVC double glazed opaque window to the rear elevation.

Externally

Externally, the property benefits from a tarmac'd driveway providing off-road parking for two vehicles and access to the integral garage. There is a lawned garden to the front, with gated side access leading to a rear garden that is mainly laid to lawn with a small paved patio, ideal for outdoor seating.



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. Please note there is an annual communal maintenance charge of £220 per annum payable to Trinity Estates.

Need to Sell?

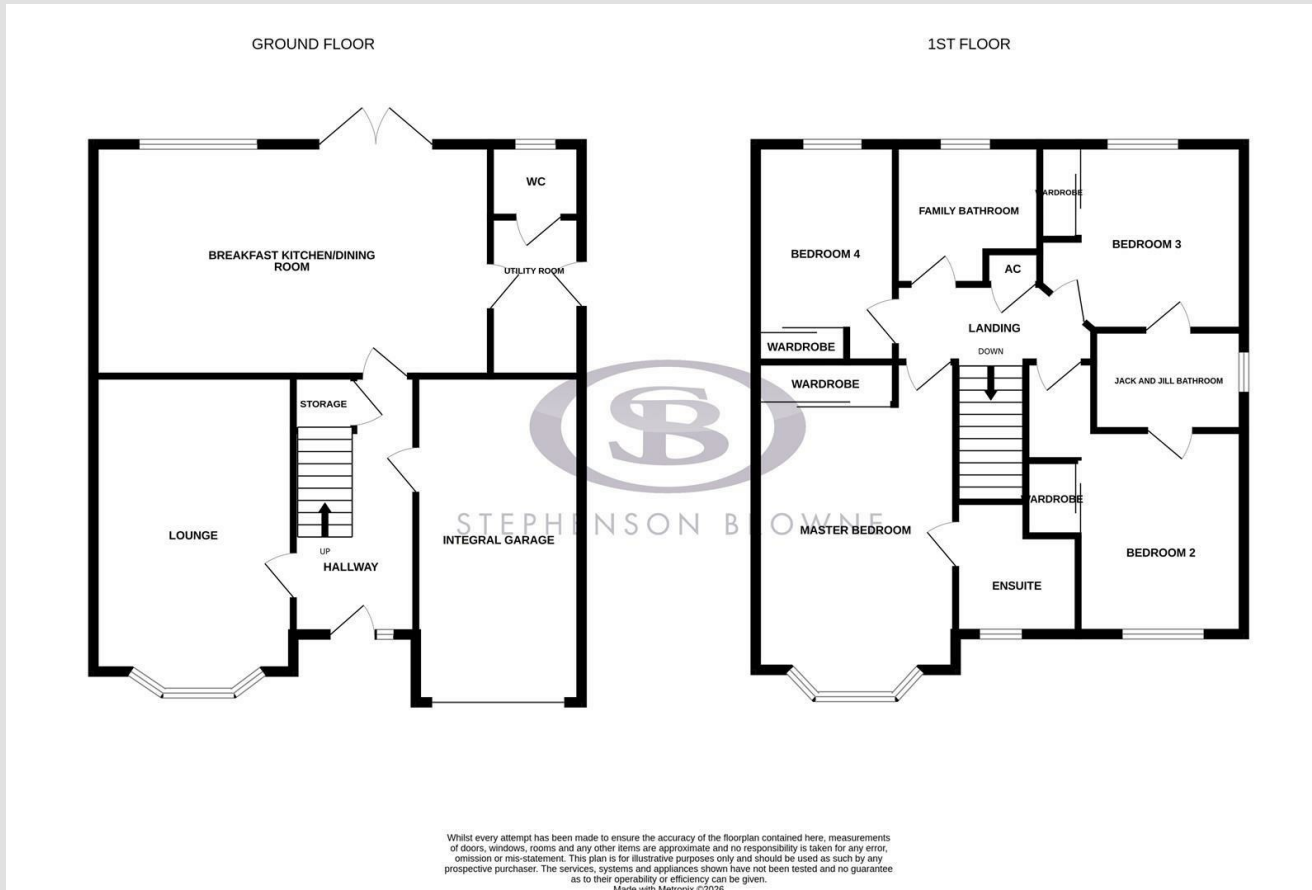
For a FREE valuation please call or e-mail and we will be happy to assist.

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.



Floor Plan



Area Map



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		92	(92 plus) A
(81-91) B	84		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64