



STEPHENSON BROWNE

**Guy Gibson Drive,
Congleton**

CW12 2RH



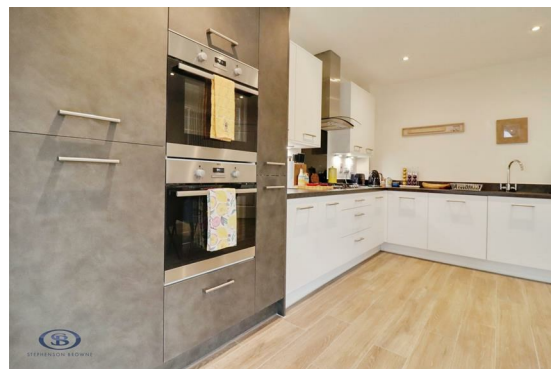
Offers Over £425,000

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"

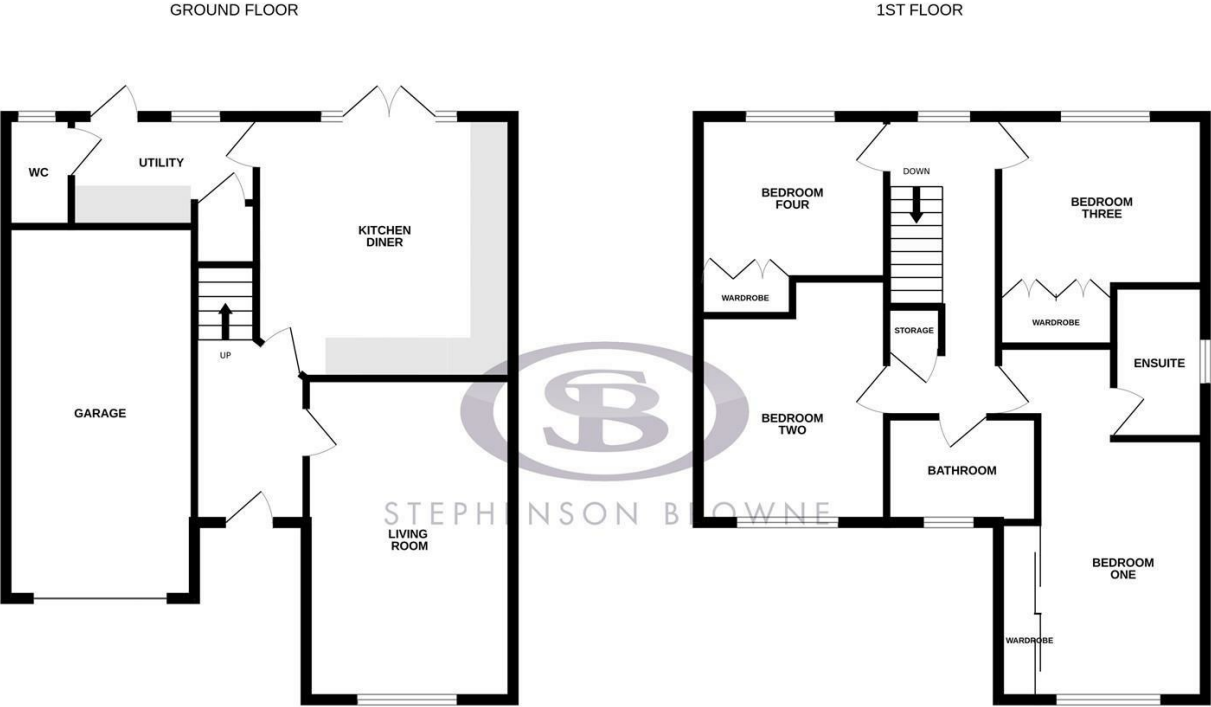


Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.





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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(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

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 whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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