STEPHENSON BROWNE

# Thistle Way, Congleton

CW12 4EJ

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**£475,000**

# DESCRIPTION

Situated within a highly sought-after residential development, this beautifully presented four-bedroom detached family home, built just seven years ago, enjoys a wonderful position with open fields to the rear, offering an enviable blend of modern living and a semi-rural outlook. Surrounded by greenery and countryside, the location is ideal for those who enjoy the outdoors, with a variety of scenic walks right on the doorstep, whilst still benefiting from excellent access to local amenities. Having been exceptionally well maintained by the current owners, the property is presented in superb condition throughout and is ready for immediate occupation.

Immaculately maintained throughout, the accommodation begins with a welcoming entrance hall providing access to the principal ground floor rooms. A spacious living room offers a comfortable space to relax, whilst the impressive kitchen/dining/family room creates the heart of the home, featuring a contemporary fitted kitchen and double doors opening onto the rear garden. Complementing this excellent family space is a dedicated laundry room, providing practical space for both a washing machine and tumble dryer. A useful downstairs WC and internal access to the integral garage complete the ground floor.

To the first floor, a generous landing leads to an impressive principal bedroom suite with its own en-suite

shower room and walk-in wardrobe. The guest bedroom also benefits from an en-suite shower room, whilst bedrooms two and three are enhanced by fitted wardrobes, providing excellent built-in storage. A fourth bedroom and modern family bathroom complete the first-floor accommodation.

Externally, the property continues to impress. To the front, a tarmac driveway provides off-road parking for two vehicles alongside a well-maintained lawned garden and gated side access to the rear. The enclosed rear garden has been thoughtfully landscaped and is predominantly laid to lawn, complemented by attractive flower beds and established planting. Separate patio areas provide ideal spaces for outdoor dining and entertaining, with additional room for a storage shed if desired. Beyond the garden, open fields to the rear create a wonderful sense of peace, privacy and uninterrupted views.

A fantastic family home in a highly desirable setting, early viewing is strongly recommended to fully appreciate the accommodation, presentation and enviable position on 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. Please note that an annual estate maintenance charge of £195.40 is payable.

**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.

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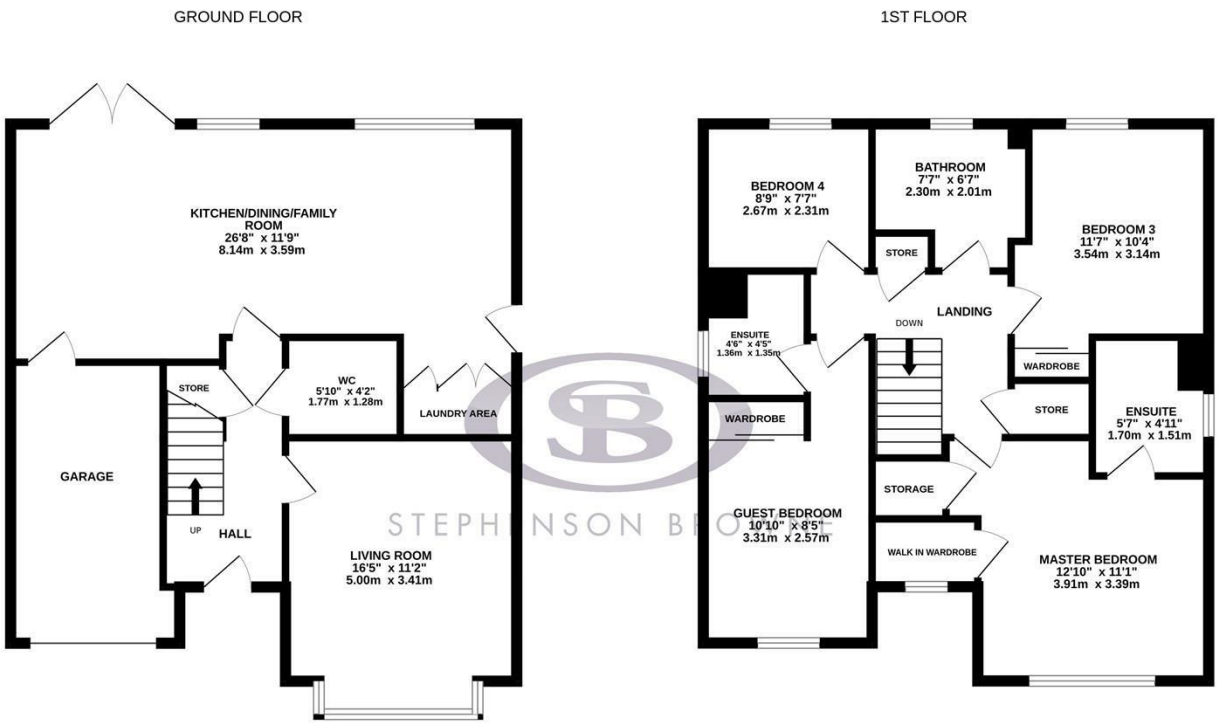
# Floorplans




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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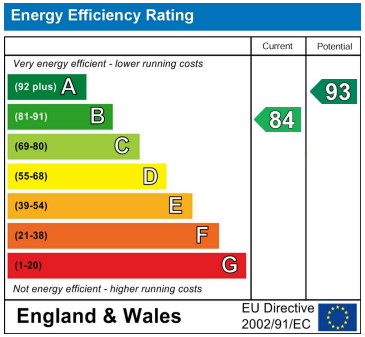
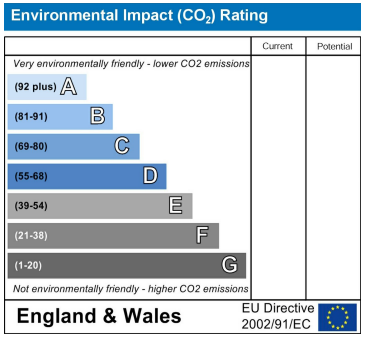
# Area Map

# EPC Rating

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21 High Street, Congleton, Cheshire, CW12 1BH
01260 545600
congleton@stephensonbrowne.co.uk
www.stephensonbrowne.co.uk

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