



31 Lomas Way, Congleton, CW12 2GH

Offers Over £330,000

- Beautifully Presented Three Double Bedroom Detached Property
- Ground Floor WC & Useful Storage Cupboard
- Outside Garden Room/Office Providing An Additional Room
- Popular Location & Convenient Access To Transport Links
- Comfortable Lounge with Feature Walk-in Bay Window
- Master Bedroom With En-Suite Facilities
- Landscaped Garden & Patio Area
- Stunning Open Plan Dining Kitchen With Island & Integral Appliances
- Modern Family Bathroom
- Detached Garage & Off Road Private Parking

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*****NEW PRICE***MOTIVATED SELLER***** Positioned on the highly desirable Bloor Homes development, Lomas way is located just off Manchester Road, a stones-throw off the recently constructed Wolstenholme Elmy Way bypass; perfectly positioned with access to major transport networks. Nearby Macclesfield, Alderley Edge and Knutsford can all be accessed without the need to navigate through Congleton town centre.

This exceptional three double bedroom residence offers beautifully appointed accommodation designed for modern living.



Council Tax Band: D



From the moment you step inside, the home reveals a wonderful sense of space and light, with thoughtfully designed interiors that blend contemporary style with everyday practicality.

At the heart of the home lies an impressive open-plan kitchen and dining space, a superb social hub ideal for both relaxed family living and entertaining. The kitchen is complemented by generous dining space, creating a seamless environment for cooking, dining and gathering.

The separate lounge offers a comfortable haven, courtesy of the feature walk in bay window, allowing all that natural light to flow through.

For your convenience there is a downstairs cloakroom and a useful under stairs storage cupboard.

The first-floor hosts three well-proportioned double bedrooms, including a luxurious principal suite featuring a private shower room, providing a peaceful and elegant retreat, with the family bathroom serving the remaining bedrooms.

Externally, the property continues to impress. The landscaped garden offers a private outdoor sanctuary and is further enhanced by a beautifully designed garden room, perfectly suited as a home office, studio or creative workspace equipped with power and lighting, an increasingly valuable addition for modern lifestyles.

A separate garage provides additional practicality for parking or storage, while the location offers excellent access to Congleton town centre, transport links and surrounding countryside.

Combining stylish interiors, flexible living space and desirable outdoor features, this outstanding home presents a rare opportunity to acquire a property of both comfort and distinction in a sought-after Congleton setting.

An early viewing is advisable.

Entrance Hallway

Having a UPVC double glazed window to the front aspect.

Having a composite front entrance door with access into the entrance hallway, access to the ground floor accommodation and stairs to the first floor landing.

Tiled flooring. Double radiator.

Access to a handy storage cupboard with hanging space.

Lounge

17'5" x 10'6"

Having a UPVC double glazed walk in bay window to the front aspect. Double radiator.

Open Plan Dining Kitchen

19'5" x 9'5"

Having a UPVC double glazed window to the rear aspect and UPVC double glazed French doors with access to the gardens and patio area with UPVC double glazed windows to each side.

Comprising of a range of high gloss wall cupboard and base units with work surfaces over incorporating a one and a half bowl sink and drainer with chrome mixer tap over. Tiled splashback. Breakfast Island incorporating a Induction hob with Bosch stainless steel extractor hood over space and plumbing for washing machine space and plumbing for fridge. Tiled flooring. Two double radiators.

W C

5'0" x 3'4"

Comprising of a wall mounted wash and basin with chrome mixer tap over, tiled splashback. WC with push flush. Double radiator. Tile flooring.

Bedroom One

9'9" x 8'9"

Having 2 UPVC double gazed windows to the front aspect. Double fitted sliding wardrobes with hanging space and shelving. Double radiator.

En-suite

8'1" x 6'1"

Having a UPVC double glazed obscure window to the front aspect.

Comprising of a three-piece suite featuring a shower cubicle with power shower over, wall mounted wash hand basin with chrome mixer tap over, WC with push flush. Radiator. Extractor fan. Partially tiled walls. Tile floors.

Bedroom Two

10'2" x 11'0"

Having a UPVC double glazed window to the rear aspect. Double radiator.

Bedroom Three

10'5" x 8'3"

Having a UPVC double glaze window to the rear aspect. Double radiator.

Family Bathroom

7'6" x 6'5"

Having a UPVC double glazed obscure window to the side aspect

Comprising of a three-piece suite featuring a panel bath with shower attachment over, wall mounted wash and basin with chrome mixer tap over, WC with push flush. Partially tiled walls, tiled floor. Radiator.

Garden Room

9'10" x 9'10"

Having power and electric.

Garage

19'2" x 10'5"

Having a up and over door, power and lighting.

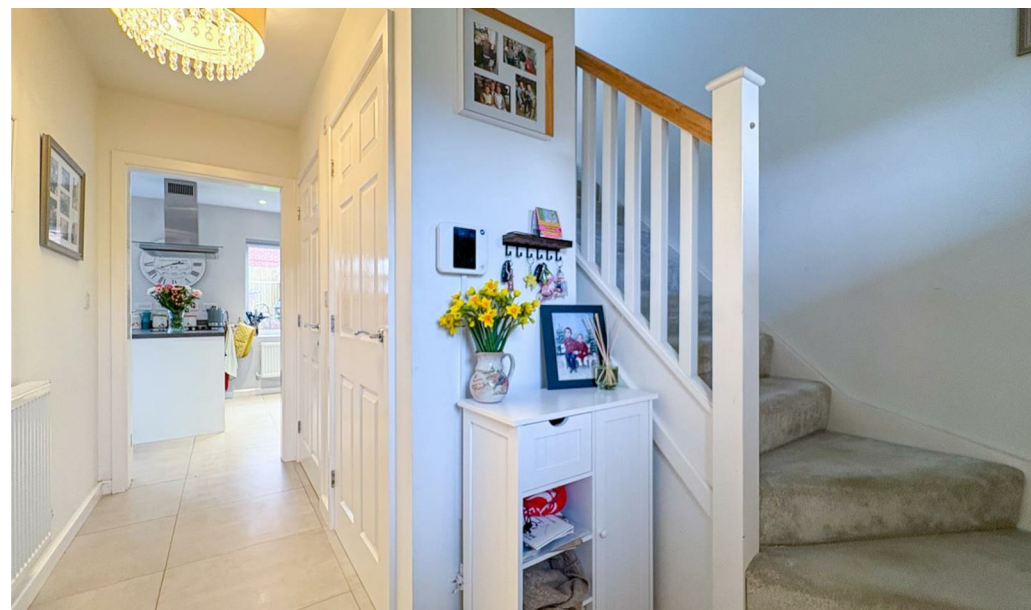
Externally

At the front of the property there is a mature hedge offering a good degree of privacy along with paving stones leading to the front door. To the side of the property there is a private driveway providing parking for vehicles with access to the garage.

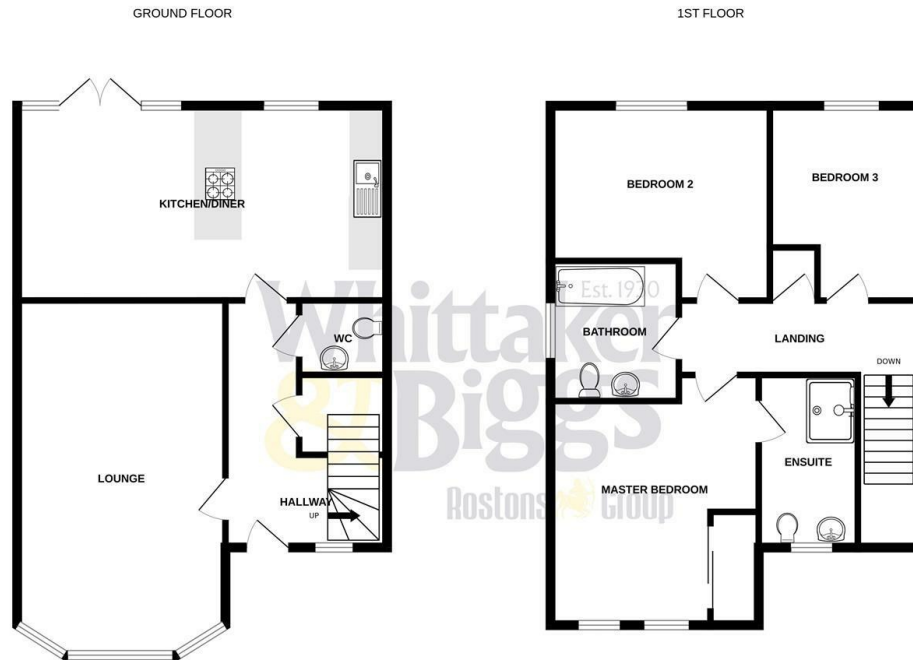
At the rear of the property there is a landscaped lawned garden with patio area leading to the garden room.

AML

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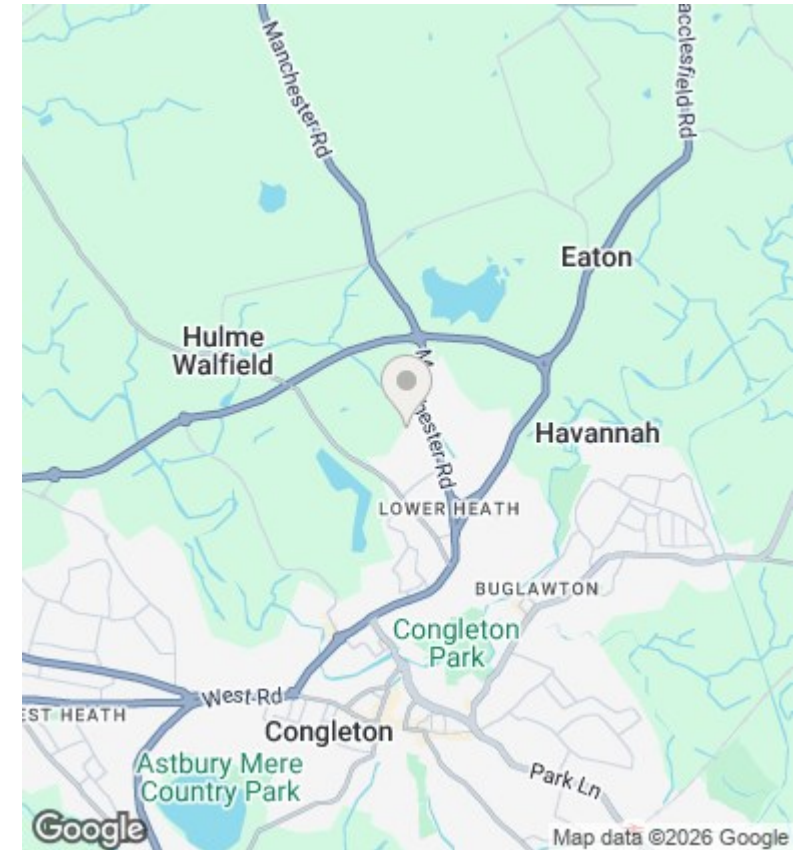






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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