



17 Melton Drive, Congleton, CW12 4YF

£325,000

- Beautifully Presented Three Bedroom Link Detached Residence
- On-Trend Open Plan Dining Kitchen Equipped With Integral Appliances
- Good Size Lounge
- Downstairs Cloakroom
- Master Bedroom With En-Suite Shower Room
- Modern Family Bathroom
- Attached Garage & Off Road Private Parking
- Lawned Garden & Spacious Timber Decking Area
- Sought After Location Of West Heath
- Close To Local Amenities & Highly Regarded Schools

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An exceptional opportunity to acquire this beautifully presented three-bedroom link detached residence, occupying a desirable position within the ever-popular West Heath area, perfectly suited to growing families and discerning buyers alike.

From the outset, the property delivers strong kerb appeal, complemented by a block paved driveway providing ample off-road parking and access to an attached garage, ticking the practical boxes before you've even stepped inside.



Council Tax Band: D



Internally, the accommodation is presented to an impeccable standard throughout. A welcoming entrance hall sets the tone, leading to a convenient ground floor cloakroom and a spacious, well-proportioned lounge, ideal for both everyday living and entertaining.

The heart of the home is undoubtedly the stylish kitchen diner, fitted with a range of contemporary white gloss units and quality integrated appliances. The space is intelligently designed to incorporate a clearly defined dining area, with UPVC double glazed French doors opening seamlessly onto the rear garden, creating a natural indoor-outdoor flow that today's buyers favour.

To the first floor, the property offers three well-appointed bedrooms. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a sleek and well-maintained family bathroom, both finished to a high standard.

Externally, the rear garden is a standout feature, thoughtfully landscaped and immaculately maintained. A substantial timber-decked patio provides the perfect setting for outdoor dining and summer entertaining, leading onto a generous lawned area, ideal for children and pets.

Location-wise, the property is ideally positioned for family life, with excellent access to highly regarded local schools including Congleton High School, Black Firs Primary School, and Quinta Primary School. Local amenities, transport links, and green spaces are all within easy reach, as well as West Heath shopping precinct.

In summary this is a turnkey home offering style, space, and location, ready for immediate occupation with nothing left to do but move in.

Entrance Hall

Having a composite double glazed front entrance door with glazed panelling, oak effect laminate flooring, radiator, coving to ceiling. Stairs off to 1st floor landing.

Lounge

14'11" x 12'4"

Having a UPVC double glazed leaded window to the front aspect, continuous oak effect laminate flooring, wall lights, coving to ceiling, radiator.

Open Plan Dining Kitchen

15'9" x 11'1"

Having a range of white gloss handle less cupboard and base units having contrasting work surface over with incorporating black composite one and a half bowl sink unit with mixer tap over. Integral electric combination oven and grill with separate ceramic hob over with touch controls. Range of quality appliances including integral fridge and freezer, integral dishwasher. Combination oven & grill. UPVC double glaze window to the rear aspect, continuous oak effect laminate flooring, tall standing modern radiator. Under stairs store cupboard. Opening through into the open plan dining area having UPVC double glazed French doors with full length glazed panels overlooking the rear garden. Radiator, recessed LED lighting.

Ground Floor Cloaks

Ground floor cloaks having a WC and wall mounted washed hand basin, continuous oak effect laminate flooring, feature arch leaded obscured window to the front aspect. Radiator.

First Floor Galleried Landing

Having a UPVC double glaze obscured window to the side aspect, radiator. Access to loft space.

Bedroom One

15'8" x 8'2"

Having UPVC double glazed windows to the rear aspect. Radiator, fitted mirror wardrobes to side wall.

En-suite Shower Room

Having a WC with concealed cistern having a combined countertop wash hand basin with a mixer tap over. Chrome heated towel radiator, walk in larger than average shower cubicle with twin thermostatically controlled shower also having bifold glazed shower door. Tiled floor (porcelain), UPVC double glazed obscured window to the side aspect.

Bedroom Two

10'1" x 9'3"

Having a UPVC double glazed leaded window to the front aspect, radiator.

Bedroom Three

7'0" x 7'0"

Having laminate flooring, built in wardrobe with hanging rail. Radiator.

Garage

17'3" x 8'1"

Having a metal up and over door, electric lights and power. Also housing gas fire central heating boiler. Plumbing for washing machine with fitted worksurface over and space for tumble dryer. Rear entrance door.

Externally

To the front aspect there is a block paved driveway allowing off-road parking. Also allowing access to the attached garage.

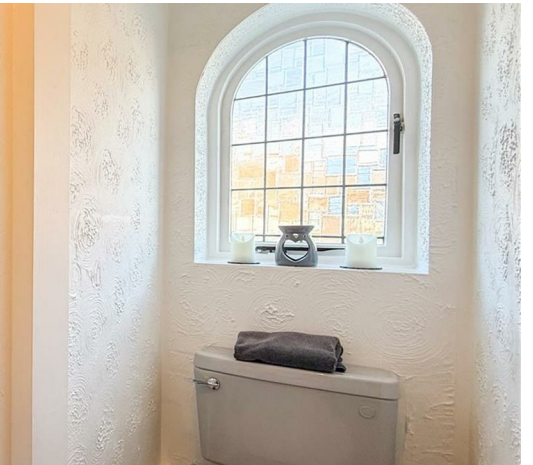
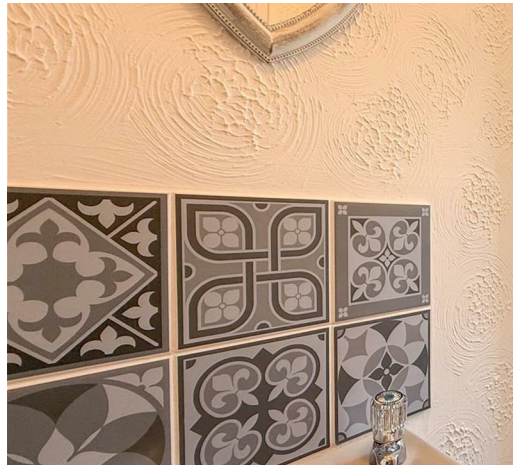
Rear garden fully enclosed being laid to lawn with an adjoining substantial decked timber patio. Fully enclosed by timber fencing enjoying a good degree of privacy.

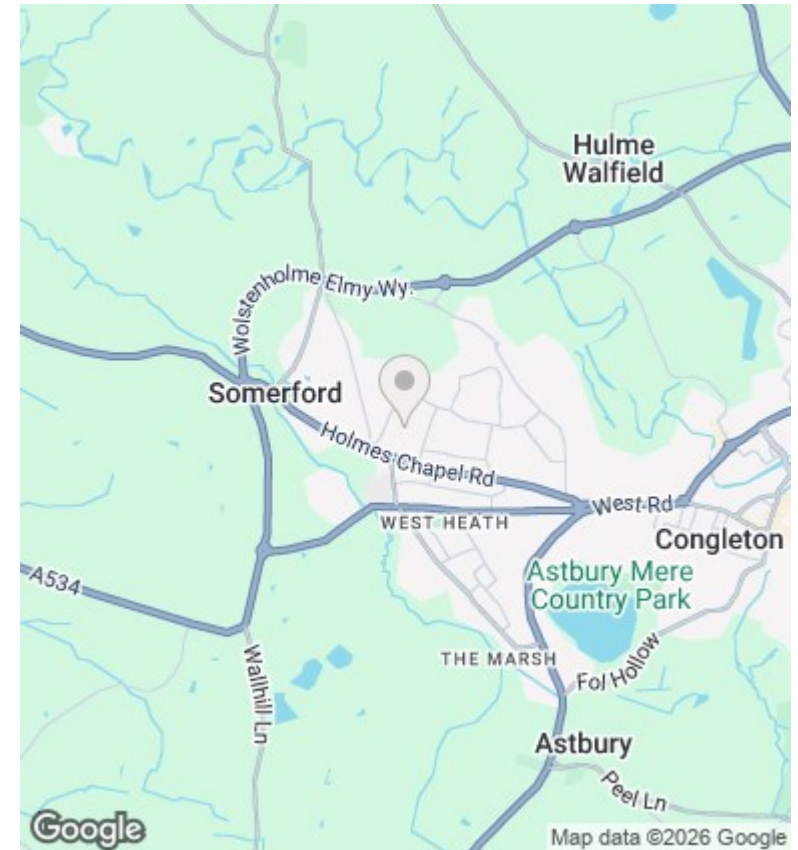
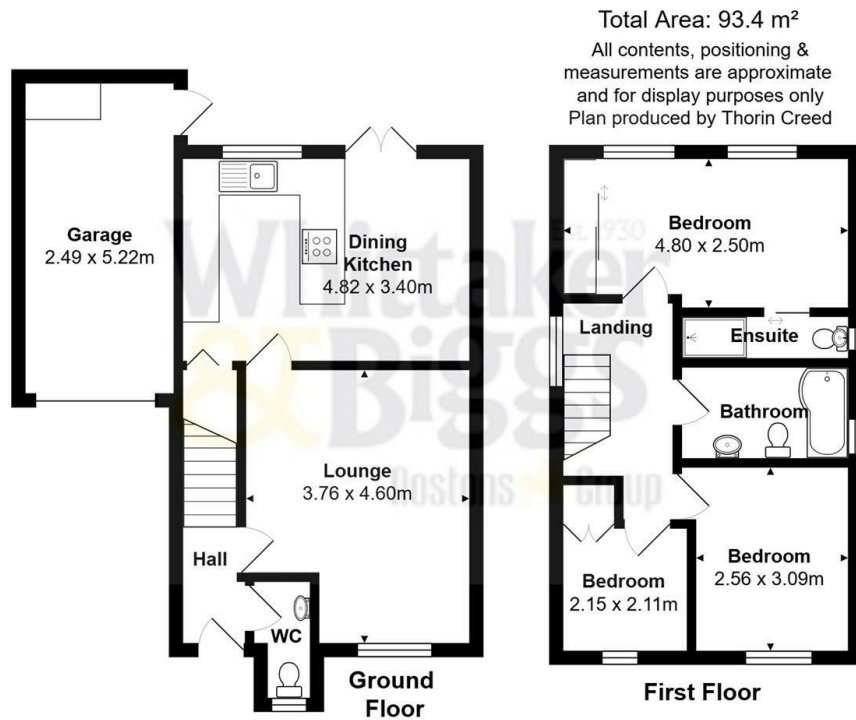
Rear door giving access into the garage.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	