



Energy performance certificate (EPC)

33, Dobson Way CONGLETON CW12 1GQ	Energy rating B	Valid until: 18 June 2029
		Certificate number: 8801-7530-5350-8873-0992

Property type: Detached house
Total floor area: 120 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

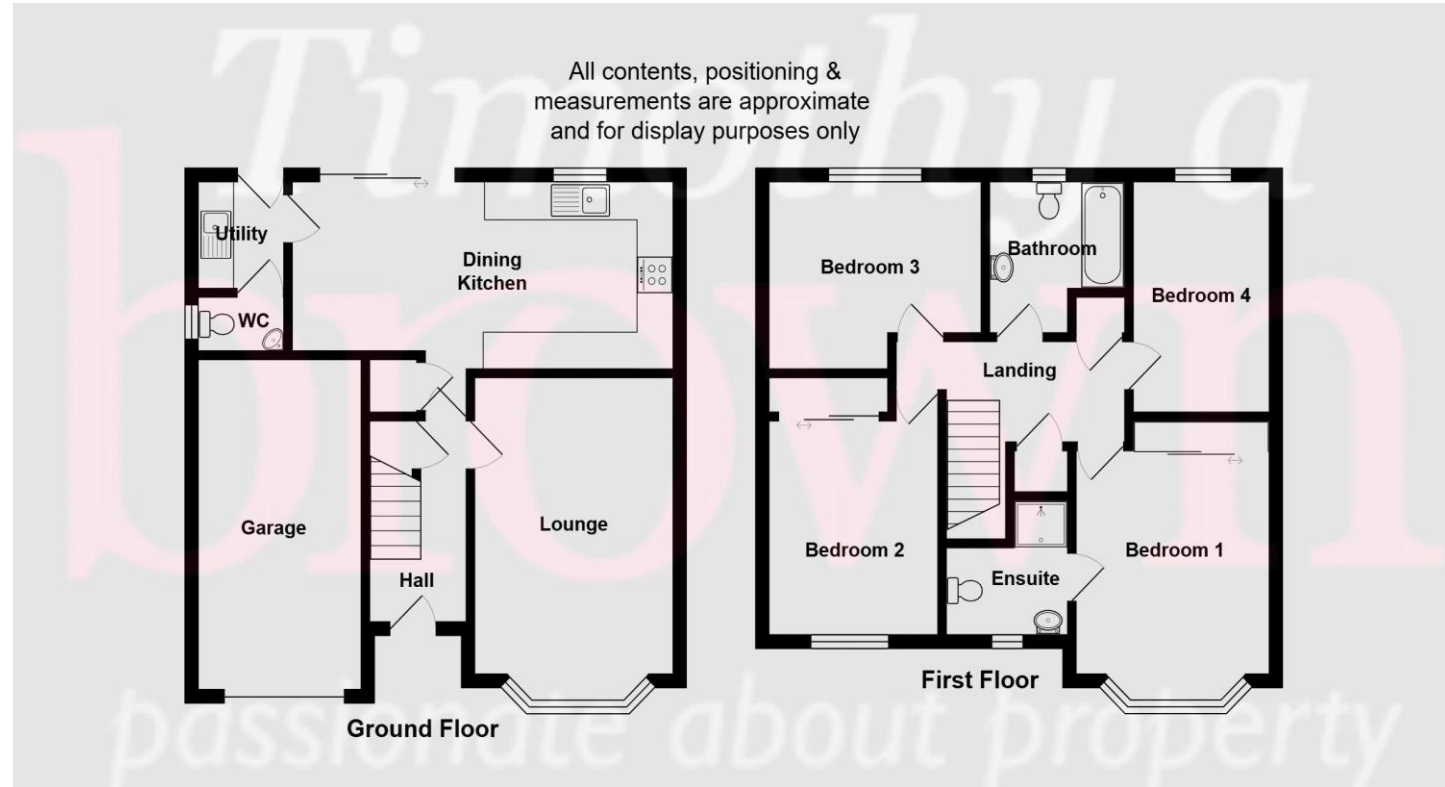
This property's energy rating is B. It has the potential to be A.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D and the average energy score is 60



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



2-4 West Street Congleton Cheshire CW12 1JR
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33 Dobson Way
Congleton, Cheshire CW12 1GQ
Selling Price: **£430,000**

- STYLISH & SPACIOUS REDROW 'OXFORD' DETACHED HOME (120 SQM)
- FOUR BEDROOMS / TWO BATHROOMS
- CUL DE SAC SPOT
- LARGE LANDSCAPED GARDEN
- UPGRADED INTERIOR
- STUNNING OPEN PLAN LIVING DINING KITCHEN
- EV CHARGING & SOLAR PV

Stylish & Spacious Redrow "Oxford" Detached Home | Premium Finishes | Westerly-Facing Landscaped Garden | EV Charging & Solar PV.

Positioned on a sought-after development in the ever-popular **Lower Heath area of Congleton**, this beautifully appointed **Redrow-built "Oxford" model** offers a perfect blend of modern family living and timeless design. With **approximately 120 sqm (1,290 sq ft)** of internal space, this home is superbly presented and upgraded throughout – ideal for buyers seeking a move-in-ready property.

The ground floor showcases a welcoming hallway with **Porcelanosa grey wood-effect plank tiles**, which flow seamlessly into the stunning **open-plan living dining kitchen**. The kitchen boasts an extensive range of stylish 'Dove Grey' cabinetry, **Arabesque Silestone worktops**, integrated AEG appliances, and under-cabinet lighting. French doors open out onto a **landscaped, westerly-facing rear garden**, capturing the afternoon and evening sun – perfect for al fresco dining and entertaining. A separate utility room with matching finishes, a spacious lounge with bay window, and a sleek cloakroom complete the ground floor.

Upstairs, the home continues to impress with **four well-proportioned bedrooms**, including a bay-fronted principal bedroom with two double wardrobes and an en suite shower room with grey textured tiling. The additional bedrooms are served by a contemporary family bathroom with thermostatic shower over the bath.

Outside, the rear garden has been thoughtfully landscaped with **decked seating areas, raised sleeper planters**, and a **timber pergola** to create a tranquil, low-maintenance outdoor space. A **double-width driveway** provides off-road parking and leads to the **integral**

garage, which includes power, light, a **solar PV system**, and an **EV charging point** – ideal for eco-conscious buyers.

Coveted Location & Unbeatable Connectivity:

Situated in the **highly regarded Lower Heath area**, the home is a stone's throw from Congleton Retail Park, including Tesco and M&S Food, and just minutes from the town centre.

Primary schools nearby include Buglawton, Havannah and St Mary's – all Ofsted 'Good'. **Eaton Bank Academy** (Good with Outstanding features) and **Congleton High School** are within easy reach. Close to **Astbury Mere Country Park**, the **Macclesfield Canal**, and vibrant cultural venues including the **Daneside Theatre and Jazz & Blues Festival**.

Outstanding Transport & Communications Links Immediate access to the **A34 and Congleton Link Road. M6 Junction 17** just 10 minutes away. **Manchester Airport** only 18 miles. **Crewe Rail Hub** under 12 miles. **Congleton Railway Station** just 2 miles away with direct Manchester & Stoke links.

This is a truly exceptional family home offering space, style, sustainability, and location in equal measure. With high-end specification and unrivalled convenience, it promises both comfort and long-term value.

Early viewings highly recommended.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Open storm porch. Secure front door with double glazed centre panel.

HALL 10' 10" x 6' 6" (3.30m x 1.98m): Single panel central heating radiator. 13 Amp power points. Panelling to half height to stairs. Grey wood effect Porcelanosa plank tiled floor. Understairs store cupboard. Stairs to first floor.

LOUNGE 16' 6" x 10' 8" (5.03m x 3.25m) to bay: PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points.

OPEN PLAN LIVING/DINING KITCHEN 21' 5" x 9' 11" (6.52m x 3.02m) extending to 11'9":

KITCHEN AREA : Low voltage downlighters inset. Extensive range of wood effect eye level units with under pelmet lighting and base units in 'Dove Grey' having white Arabesque Silestone preparation surfaces and upstands with one and a half stainless steel sink unit inset with chrome mixer tap. Built-in AEG 4-ring halogen hob with glass and stainless steel extractor hood over. Built-in double electric fan assisted oven and grill. Integrated fridge, freezer and dishwasher. Grey oak effect Porcelanosa plank tiled floor.

LIVING DINING AREA : Low voltage downlighters inset. Double panel central heating radiator. 13 Amp power points. Grey oak effect Porcelanosa plank tiles. Deep recessed store cupboard. PVCu double glazed french doors and matching side panel to rear garden.

UTILITY 6' 7" x 5' 9" (2.01m x 1.75m): Single panel central heating radiator. White Arabesque Silestone preparation surfaces with stainless steel sink inset with space and plumbing for washing machine and tumble dryer beneath. Grey oak effect Porcelanosa plank tiles. PVCu double glazed door to rear garden.

CLOAKROOM : PVCu double glazed window to side aspect. White suite comprising wash hand basin and low level W.C. Single panel central heating radiator. Grey oak effect Porcelanosa plank tiles. Low voltage downlighters inset.

LANDING 9' 8" x 6' 0" (2.94m x 1.83m): 13 Amp power points. Linen cupboard. Airing cupboard housing hot water cylinder. Access to roof space.

BEDROOM 1 FRONT 14' 4" x 10' 8" (4.37m x 3.25m) to bay: PVCu double glazed bay window to front aspect. Single panel central heating radiator. 13 Amp power points. Two built-in double wardrobes.

EN SUITE 6' 6" x 4' 1" (1.98m x 1.24m) plus shower cubicle: PVCu double glazed window to front aspect. White suite comprising wash hand basin, W.C. and shower enclosure having thermostatically controlled mains fed shower and glazed bi-fold door. Chrome centrally heated towel radiator. Grey textured wall and floor tiles. Shaver point.

BEDROOM 2 FRONT 12' 0" x 9' 10" (3.65m x 2.99m) to wardrobes: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built-in triple wardrobes.

BEDROOM 3 REAR 11' 10" x 10' 9" (3.60m x 3.27m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 9' 10" x 9' 7" (2.99m x 2.92m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 9" x 6' 8" (2.36m x 2.03m): PVCu double glazed window to rear aspect. White suite comprising low level W.C., wall hung wash hand basin and panelled bath with thermostatically controlled mains fed shower and glass screen. Chrome centrally heated towel radiator. Grey textured wall and floor tiles. Shaver point.

Outside :

FRONT : Tarmac double width driveway for two cars. Lawned gardens and shrubs.

REAR : Extending to the rear of the property is a paved terrace seating area beyond which are landscaped gardens with raised railway sleeper planters and a large timber decked seating/dining area with pergola. Gated access to front via one side. Cold water tap.

INTEGRAL GARAGE 18' 10" x 9' 7" (5.74m x 2.92m) **internal measurements**: Up and over door. Solar PV system. EV charging point.

TENURE : Freehold (subject to solicitors verification). Annual service charge of approx £189.77 for the upkeep of communal areas.

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: SATNAV: CW12 1GQ

