



Find an energy certificate (EPC) English | Cymraeg

Energy performance certificate (EPC)

18a Howey Lane CW12 4AE	Energy rating C	Valid until: 3 March 2036
	Property type Detached house	Certificate number: 0145-3059-8287-7838-7298

Total floor area: 176 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/landlord-energy-ratings>)
<https://www.gov.uk/guidance/landlord-energy-ratings>

Energy rating and score

This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

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.

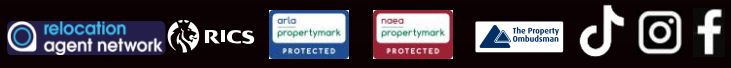


2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk

18a Howey Lane
Congleton, Cheshire CW12 4AE

Selling Price: £575,000

- ARCHITECT DESIGNED EXECUTIVE HOME BUILT IN 2010 IN PRESTIGIOUS AND HIGHLY SOUGHT AFTER LOCATION
- CONTEMPORARY THREE STOREY LAYOUT WITH FLEXIBLE FAMILY LIVING
- HIGH QUALITY MODERN KITCHEN AND DIGITALLY CONTROLLED UNDERFLOOR HEATING SPACIOUS LIVING ROOM WITH MULTI FUEL BURNER
- THREE FIRST FLOOR BEDROOMS, PLUS STUDY WHICH COULD BE USED AS ANOTHER BEDROOM IF REQUIRED
- DELUXE SECOND FLOOR BEDROOM SUITE WITH ENSUITE SHOWER ROOM
- GENEROUS BLOCK PAVED DRIVEWAY AND DETACHED GARAGE
- SUN TRAP REAR TERRACED GARDEN & QUALITY SUMMER HOUSE WITH ELECTRICITY SUPPLY
- CLOSE TO COUNTRYSIDE WALKS AND TOWN CENTRE AMENITIES



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

An exceptional architect-designed executive home, beautifully positioned within a highly desirable residential area close to open countryside and convenient town centre amenities.

Built in 2010 to an exacting standard, this contemporary one-off property offers impressive flexibility and high-quality living space arranged over three floors.

The ground floor features a welcoming entrance hallway, cloakroom, elegant living room with multi-fuel burner, and a stunning open-plan family dining kitchen. The entire level benefits from digitally controlled underfloor heating and a recently re-fitted, high-specification kitchen.

To the first floor are three bedrooms with fitted furniture, and a study which could be used as a fifth bedroom. Two bedrooms enjoy Jack & Jill ensuite facilities, bedroom 1 has its own ensuite.

The second floor is dedicated to a luxurious bedroom suite complete with private ensuite shower room.

Externally, the home continues to impress with a generous block-paved driveway, detached garage, landscaped front garden and a superb, sun-trap rear terraced garden. A high-quality summer house with power supply provides the perfect space for relaxation, hobbies or home working.

This unique property combines modern design, premium finishes and an enviable location—early

viewing is strongly recommended to fully appreciate all that this outstanding home has to offer.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite front door to:

RECEPTION HALLWAY : Door to cloakroom. Door to inner hall. Tiled floor.

CLOAKROOM : PVCu double glazed opaque window. White suite comprising low level W.C. and wash hand basin set within vanity unit. Extractor fan.

INNER HALLWAY : Stairs to first floor. Understairs storage cupboard. PVCu double glazed colour leaded light effect window to side aspect. Oak flooring with digitally controlled under floor heating. Doors to lounge and kitchen.

LOUNGE 17' 11" x 15' 9" (5.46m x 4.80m) : PVCu double glazed bay window to front aspect with double glazed units and fitted plantation shutters. PVCu double glazed window to side aspect. Oak stripped flooring with digitally controlled under floor heating.

FAMILY DINING KITCHEN 24' 9" x 17' 2" (7.54m x 5.23m) :

KITCHEN AREA : PVCu double glazed window to rear aspect with plantation shutters. Fitted with quality modern wall and base units with Silestone quartz work surface over and built-in corner larder cupboard. Two Zanussi built-in ovens and grill. AEG induction hob with extractor over. Splash back. Space for washing machine. Space for American style fridge freezer. Bosch dishwasher. One and a half bowl sink and drainer. Attractive flooring with digitally controlled under floor heating.

DINING SEATING AREA : PVCu double glazed window with plantation shutters. Space for 6 person table. Further sitting area with space for sofa etc. Attractive flooring with digitally controlled under floor heating. PVCu double glazed French doors to rear aspect.

First Floor :

LANDING : PVCu double glazed colour leaded light window to side aspect. Radiator. Door to storage cupboard. Doors to principle rooms. Stairs to second floor.

BEDROOM 1 FRONT 15' 9" x 12' 6" (4.80m x 3.81m) into wardrobes : PVCu double glazed bay window to front aspect with fitted plantation shutters. Radiator. Television point. Fitted bedroom suite.

EN SUITE 9' 6" x 9' 8" (2.89m x 2.94m) maximum : PVCu double glazed opaque window. White suite comprising low level W.C., wash hand basin set in vanity unit and double size shower enclosure with glass side. Heated towel rail/radiator. Extractor fan. Tiled to splashbacks and floor.

BEDROOM 3 REAR 13' 1" x 11' 0" (3.98m x 3.35m) into wardrobe space : PVCu double glazed window. Radiator. Television point. Access to Jack & Jill ensuite.

BEDROOM 4 REAR 11' 4" x 11' 0" (3.45m x 3.35m) into wardrobe space : PVCu double glazed window to rear aspect. Double fitted wardrobes. Radiator. Television aerial point. Access into Jack & Jill ensuite.

JACK & JILL ENSUITE : PVCu double glazed opaque window to rear aspect. White suite comprising low level W.C., wash hand basin set within vanity unit and bath with shower over and fitted shower screen. Tiled to splashbacks and floor. Radiator. Extractor fan.

STUDY/BEDROOM 5 8' 8" x 5' 9" (2.64m x 1.75m) : Two PVCu double glazed windows to front aspect. Radiator. Built-in desk and cupboard.

Second Floor :

LANDING : PVCu double glazed leaded light window to side aspect. Access to walk-in utility.

UTILITY 5' 5" x 4' 8" (1.65m x 1.42m) : Cupboard housing central heating boiler. Base unit with laminated surface with space and plumbing below for washing machine.

BEDROOM 2 14' 11" x 13' 7" (4.54m x 4.14m) : Two velux windows with fitted blinds. Radiator. Television aerial point.

Storage cupboard and further storage within the eaves. Door to ensuite.

ENSUITE 11' 9" x 5' 0" (3.58m x 1.52m) : PVCu double glazed opaque window to side aspect. White suite comprising low level W.C., wash hand basin in fitted unit with laminated surface and double shower enclosure with sliding glass door. Heated towel rail/radiator. Extractor fan. Wall mounted mirror cabinet with lighting. Tiled to splashbacks and floor.

Outside :

FRONT : Block paved driveway providing off road parking for several vehicles. Lawn garden.

SIDE : Double vehicular access gate with further parking. Electric charging point (subject to negotiation). Garage.

REAR : Paved patio area with steps to a further elevated patio with decking and well stocked borders. Quality summer house with electricity. Greenhouse. Shed.

DETACHED GARAGE 17' 8" x 11' 1" (5.38m x 3.38m) : Up and over door. Velux window. Power and light. Sink with hot and cold supply.

TENURE : Freehold (subject to solicitors verification).

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

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

TAX BAND: F

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV CW12 4AE

