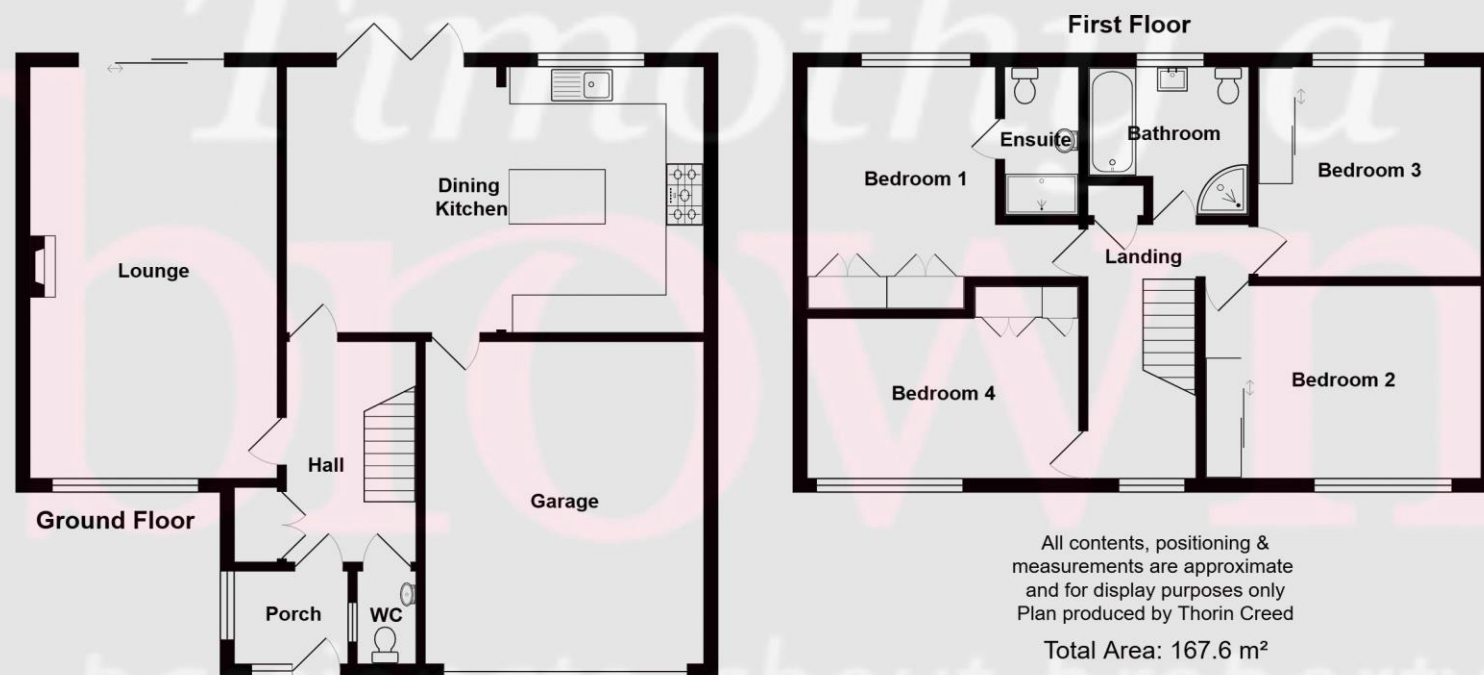
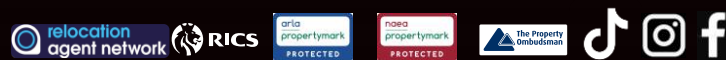




Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and 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.

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Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

30 Somerset Close,
Congleton, Cheshire CW12 1SG

Selling Price: £475,000

- FOUR BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN
- SPECTACULAR CONTEMPORARY KITCHEN-DINING SPACE WITH CENTRAL ISLAND
- FULL-WIDTH BI-FOLD DOORS OPENING TO GLASS VERANDA
- SPACIOUS LOUNGE WITH CHESNEY FIRE SURROUND & WOOD BURNER
- FOUR DOUBLE BEDROOMS - MASTER WITH MODERN EN-SUITE
- CORNER PLOT IN QUIET LOWER HEATH CUL-DE-SAC
- CONVENIENT FOR TOWN CENTRE, SCHOOLS AND COMMUTER LINKS
- SIGNIFICANTLY IMPROVED HOME WITH YEAR-ROUND OUTDOOR LIVING SPACE

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO ONWARD CHAIN - VIEWING ESSENTIAL

A beautifully maintained and significantly upgraded **four-bedroom detached family home**, showcasing a **spectacular contemporary kitchen-dining space** with high-gloss cabinetry, a striking central island, and luxurious solid quartz work surfaces.

This impressive 22'1" x 14'2" open-plan hub is perfect for family life and entertaining, finished with stylish décor and **full-width bi-fold doors** opening directly onto the rear garden. Outside, a sleek **glass and aluminium ‘Crocodile’ veranda** creates a sheltered outdoor living area you can enjoy all year round. We believe this can be altered by adding glass curtains to create an enclosed space.

The property offers the light, airy feel typical of homes of this calibre, enhanced by **large PVCu double glazed windows** and generously proportioned rooms. The spacious lounge features a wood burner set within a **Chesney fire surround**. One of the four double bedrooms benefits from a modern **en-suite shower room**, in addition to a modern 4-piece bathroom suite.

Superbly positioned on a **quiet corner plot** within a peaceful Lower Heath cul-de-sac, this is a home that combines privacy with convenience. Located on the outskirts of the town centre, it is ideally placed for shops, schools, amenities, and offers excellent access for a **South Manchester or Macclesfield commute**.



The accommodation briefly comprises:
(all dimensions are approximate)

PORCH : PVCu double glazed front door. PVCu double glazed windows. Stone effect tiled floor.

ENTRANCE HALL : PVCu frosted double glazed front door. Cloaks with double door. Under stairs storage cupboard. Open spindle staircase with oak handrail to first floor. Quality wood effect Karndean flooring.

W.C. 4' 11" x 3' 3" (1.50m x 0.99m) : White suite comprising: Low level W.C. and pedestal wash basin. PVCu opaque window. Chrome heated towel radiator/rail.

LOUNGE 21' 9" x 12' 11" (6.62m x 3.93m) : PVCu double glazed window to front aspect. PVCu rear patio doors leading to defined outdoor seating area. Chesney limestone style fire surround having freestanding wood burning stove set on granite hearth. Two radiators, one with decorative cover.

KITCHEN/DINING ROOM 14' 2" x 22' 1" (4.31m x 6.73m) : The heart of this family home is a modern open plan kitchen diner presented in excellent condition. PVCu double glazed window and aluminium double glazed bi-folding doors opening full length with access to outdoor seating area and veranda providing extended living space for entertaining. Extensive range of modern contemporary wall, drawer and base units with quality sparkle effect quartz preparation surfaces. Central breakfast bar with inset electrical points chrome pendant spotlights and drawers and cupboards. Space for range cooker. 'Rangemaster extraction hood' with tiled splash back. Inset one and half sink with drainage area and mixer tap. Defined space for American style fridge freezer. Space for microwave. Integrated dishwasher. Chrome recessed down lights separated and controlled in three sections. Two radiators. Laminate flooring.



GARAGE 14' 5" x 17' 4" (4.39m x 5.28m) **internal measurements** : Electric rolling door. Power and Lighting. Space and plumbing for washing machine. Combination boiler.

First Floor :

LANDING : PVCu double glazed window. Door to linen cupboard. Doors to:

MASTER BEDROOM 11' 1" x 9' 11" (3.38m x 3.02m) **plus wardrobe space** : PVCu double glazed window. Fitted wardrobe. Radiator.

EN-SUITE : Low voltage downlighters inset. Modern white suite comprising: Wall hung W.C., wall hung wash hand basin with mirror above and double shower. Tiled walls. Chrome heated towel radiator/rail.

BEDROOM 2 15' 0" x 10' 5" (4.57m x 3.17m) : PVCu double glazed window. Fitted wardrobes. Radiator.

BEDROOM 3 11' 2" x 11' 9" (3.40m x 3.58m) : PVC double glazed window. Fitted wardrobes. Radiator in decorative cover.

BEDROOM 4 14' 3" x 8' 7" (4.34m x 2.61m) : PVC double glazed window. Fitted wardrobes. Radiator.

FAMILY BATHROOM : PVCu double glazed opaque window. Modern white suite comprising: Wall hung W.C., wall hung wash hand basin set in vanity unit, panelled bath and corner shower with chrome mixer tap and glass sliding screen. Fully tiled walls.

Outside :

FRONT : Sitting on a corner plot the front of the property provides a driveway for multiple vehicles and a lawned area.



REAR : To the rear the garden is a contemporary entertaining area; flowing from the bi folding doors is an Indian Stone patio sheltered by a contemporary veranda. The garden includes a selection of plants, shrubs and lawn. Corner timber decking seating area. Bordered to the rear aspect with hedge and fenced to the sides.

TENURE : Leasehold. 999 years from 09/04/1976 with 949 years remaining. The annual fee is a fixed rate of £20 per annum to Emerson Management Services Limited.

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

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

TAX BAND: E

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 1SG

Energy performance certificate (EPC)

30 Somerset Close CONWELTON CW12 1SG	Energy rating D	Valid until 5 July 2036
		Certificate number 3400-4267-6223-8691-3363

Property type	Detached house
Total floor area	139 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 D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 C
39-54	E		
21-38	F		
1-20	G		

