



STEPHENSON BROWNE

## Herbert Ingle Close, Congleton

CW12 2RP



**Offers Over £425,000**

## Description

Situated on the highly regarded Round Gardens development by Redrow, this exceptional family home offers contemporary style, generous living space, and a wealth of premium upgrades throughout. Built in 2025, this property is beautifully presented and finished to an outstanding standard, making it ready to move straight into.

The ground floor comprises a spacious lounge, a stunning open-plan kitchen dining room featuring elegant quartz worktops and high-quality integrated appliances, a practical utility room, and a convenient downstairs WC. Designed with modern family living in mind, the layout provides an excellent balance of everyday functionality and stylish entertaining space.

To the first floor are three generous double bedrooms, each benefiting from its own en-suite shower room. The impressive principal bedroom also enjoys the added luxury of extensive fitted wardrobes, providing ample storage.

Externally, the property continues to impress, having benefited from numerous builder upgrades. The private, generously sized rear garden offers an ideal space for relaxing and entertaining. To the front, there is ample off-road parking and direct access to the garage.

Ideally positioned within this sought-after development, the property is conveniently located for highly regarded local schools, everyday amenities, and excellent commuter links. Combining the renowned quality of a Redrow home with modern finishes and an enviable location, this is a fantastic opportunity to acquire an almost-new home with all the benefits of contemporary living.





## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



STEPHENSON BROWNE

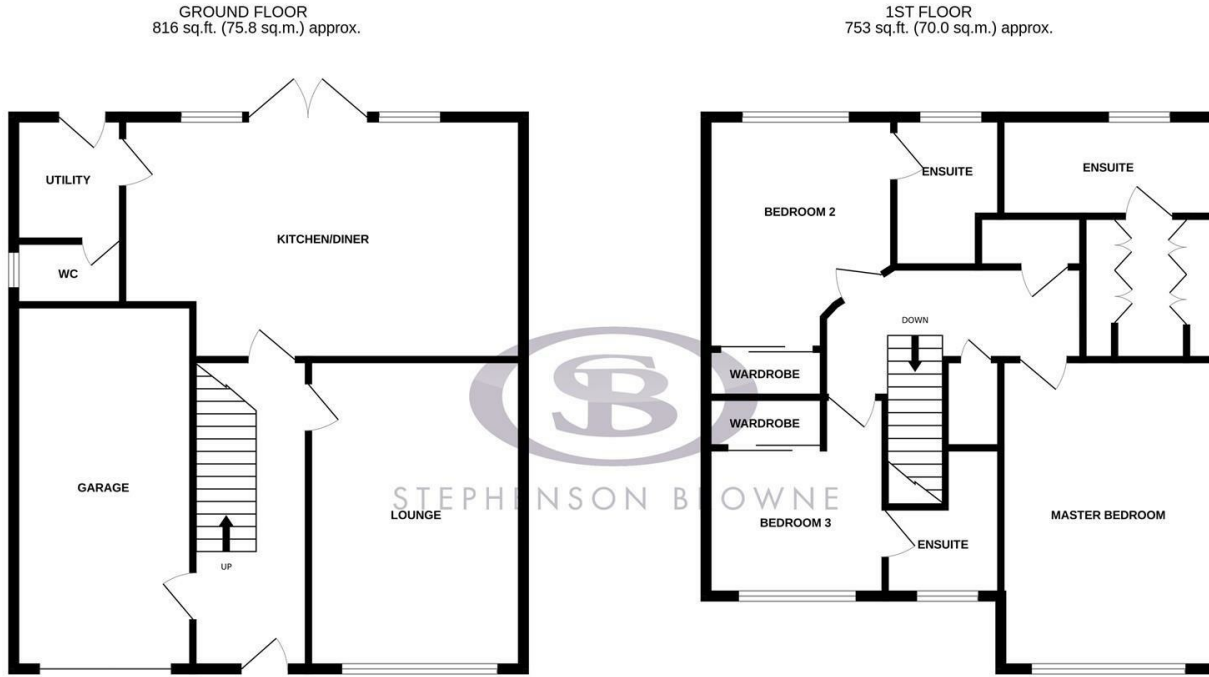




STEPHENSON BROWNE

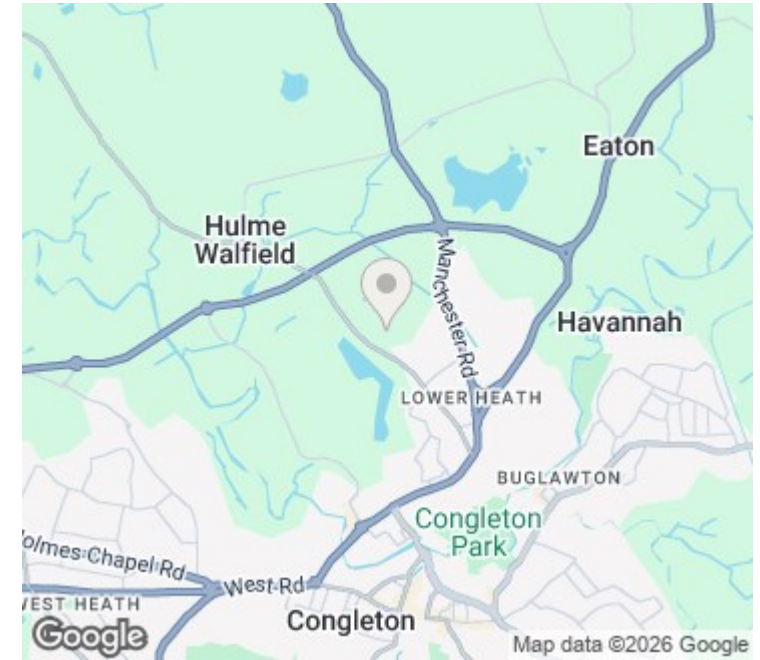


# Floorplans



TOTAL FLOOR AREA : 1569 sq.ft. (145.7 sq.m.) approx.  
 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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# Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
	<b>England &amp; Wales</b>	<b>England &amp; Wales</b>	<b>England &amp; Wales</b>

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