



STEPHENSON BROWNE

Larch Place, Congleton

CW12 4ZN

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£440,000

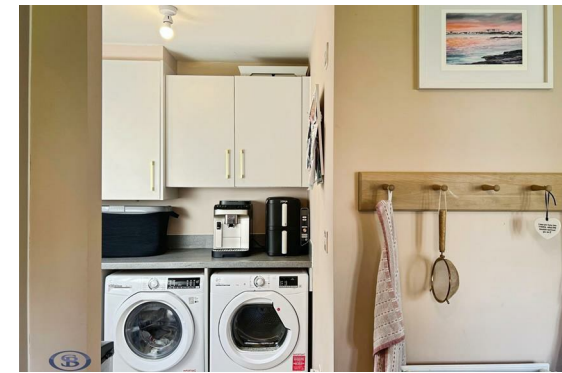


DESCRIPTION

Built in February 2022 by renowned developer Barratt Homes, this exceptional four-bedroom detached residence is the sought-after Radleigh house type, offering beautifully presented accommodation ideally suited to modern family living. With its spacious open-plan layout, stylish interiors and versatile living space, this impressive home is sure to appeal to a wide range of buyers.

Situated within the highly desirable Somerford development, just off the ever-popular Black Firs Lane, the property enjoys the perfect balance of a semi-rural setting and everyday convenience. Local amenities, excellent schools, West Heath Shopping Precinct, Astbury Mere Country Park, and the Wolstenholme Elmy Way bypass are all within easy reach, making it an ideal location for families and commuters alike.

The bright and welcoming entrance hall provides access to all ground floor accommodation. The well-proportioned lounge offers a comfortable retreat,



while the stunning open-plan kitchen, dining and living area forms the heart of the home, complete with French doors opening onto the rear garden. Additional ground floor features include a practical utility room, downstairs WC, and a separate reception room/study, perfect for those working from home.

To the first floor, a spacious galleried landing leads to four generous double bedrooms, all benefiting from built-in wardrobes, providing excellent storage throughout. The principal bedroom also enjoys its own en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with a beautifully landscaped and enclosed rear garden, featuring a decked seating area ideal for outdoor dining, entertaining or relaxing. To the front, a well-maintained lawn with attractive flower borders enhances the property's kerb appeal, while a driveway provides off-road parking and leads to a detached single garage for additional parking or storage.



A superb modern family home in a prime location, combining stylish accommodation, practical family living and excellent local amenities. Early viewing is highly recommended.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Please note there is a maintenance charge of £126 per annum.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

AML Disclosure

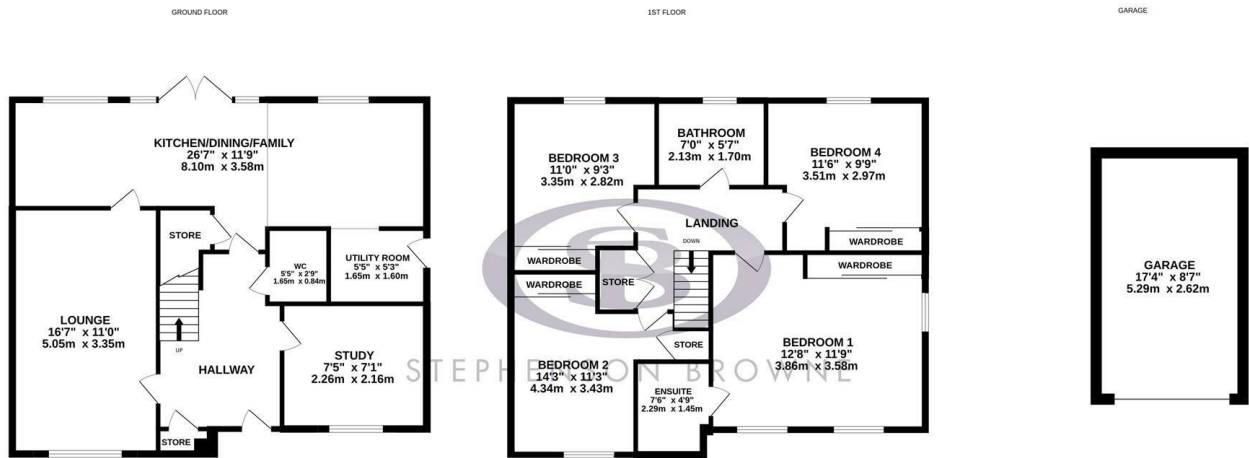
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are



required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Floorplans



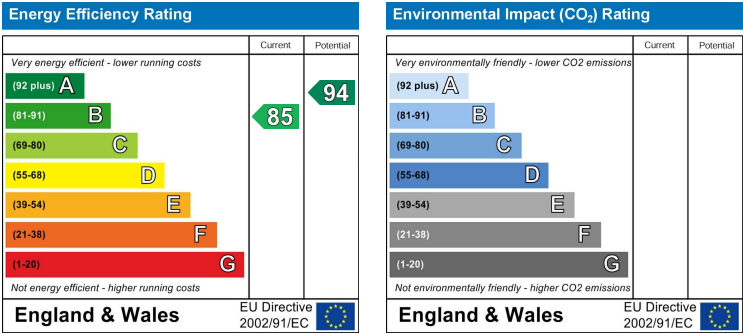
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



EPC Rating



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.

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