

Total Area: 186.0 m<sup>2</sup> (excluding balcony)

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



### Energy performance certificate (EPC)

5 Thames Close CONGLETON CW12 3RP	Energy rating <b>D</b>	Valid until: 7 July 2035
		Certificate number: 0835-1523-3500-0018-2206

Property type	Detached house
Total floor area	159 square metres

### Rules on letting this property

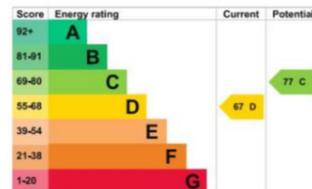
Properties can be let if they have an energy rating from A to E.

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.](#)



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  
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.



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**5 Thames Close,**  
Congleton, Cheshire CW12 3RP

**Selling Price: Offers Over**

- SIX BEDROOM DETACHED EXECUTIVE HOME
- INCREDIBLY SPACIOUS & VERSATILE ACCOMMODATION
- IMPRESSIVE LOUNGE WITH BALCONY
- SUPERB FITTED BREAKFAST KITCHEN & SEPARATE DINING ROOM
- STYLISH SHOWER ROOM, BATHROOM & EN SUITE TO MASTER BEDROOM
- EXPANSIVE DRIVEWAY WITH PARKING FOR 4 CARS & INTEGRAL DOUBLE GARAGE
- PRIVATE REAR LAWNED GARDEN WITH EXPANSIVE TERRACE AREA
- NESTLED WITHIN THE HIGHLY DESIRABLE MATURE JONES HOMES DEVELOPMENT

## FOR SALE BY PRIVATE TREATY (Subject to contract)

### Discover Executive Living at This Grand Jones Homes Masterpiece in Congleton.

Nestled within a highly respected and mature Jones Homes development, just off Congleton's esteemed Park Lane, stands an exceptional **six-bedroom detached executive home**. This magnificent property offers the perfect blend of family living and unparalleled convenience, placing you within easy walking distance of **Congleton railway station** for frequent express links to Manchester and London, and just a 15-minute stroll from the vibrant town centre.

Beyond the doorstep, Congleton truly shines. Enjoy a dynamic nightlife with a diverse selection of pubs and restaurants, along with excellent fitness facilities. For outdoor enthusiasts, the stunning **Peak District National Park** is just a stone's throw away, offering endless opportunities for scenic walks. The town centre caters to all your daily needs with a **Marks & Spencer Simply Food, Tesco**, local butchers, florists, newsagents, and essential services including chemists, doctors, and dentists.

### Step Inside Your Expansive New Home.

From the moment you arrive, the commanding presence of this property is evident. A welcoming **PVCu double glazed front door** with a matching side panel leads into a spacious **hall**, setting the tone for the generous proportions within. Here, an open-plan staircase ascends to the first floor, and convenient internal access to the double garage is provided.

The ground floor boasts incredible flexibility with **two well-proportioned front-facing bedrooms (Bedroom 5 and Bedroom 6)**, perfect for guests, a home office, or even an additional living space. Serving these rooms is a stylish **shower room**, featuring a large, thermostatically controlled mains-fed shower, a sleek moulded wash hand basin with storage, and a low-level W.C. with a concealed cistern, all finished with modern stone effect panelling and a slate effect floor.

### First Floor Grandeur & Everyday Comfort

Ascend to the first floor where a generous **22' landing** connects the main living areas and bedrooms. The impressive **lounge** is a true highlight, featuring a living flame coal effect gas fire set on a marble hearth, creating a warm focal point. A large bank of **PVCu**

**double glazed French doors** invites you out onto a **timber-decked, front-facing balcony** – ideal for enjoying your morning coffee or evening sunsets.

Adjacent to the lounge, the **dining room** provides an elegant space for formal meals, with a convenient service hatch to the kitchen and **PVCu double glazed sliding patio doors** opening directly to the rear garden, seamlessly blending indoor and outdoor living.

The heart of this home is the superb **breakfast kitchen**. Fitted with an **extensive range of modern light oak fronted units**, granite effect preparation surfaces, and a composite sink, it's a chef's delight. Integrated appliances include a **4-ring gas hob with a glass and stainless steel extractor canopy, double electric fan-assisted ovens, dishwasher, fridge freezer, and a wine chiller**. The oak floor and tiled splashbacks complete this high-quality space, with a PVCu double glazed door providing direct outside access.

### Six Spacious Bedrooms & Luxurious Bathrooms

The first floor hosts four further bedrooms, including the opulent **master bedroom** which benefits from **built-in double wardrobes with oak sliding doors** and a private **en-suite**. This modern en-suite features a ceramic wash hand bowl set on an oak effect vanity unit, a low-level W.C., and a large corner shower enclosure with a thermostatically controlled mains-fed shower, all finished with matt stone effect wall tiles and an oak effect floor.

Additionally, there are three more well-proportioned bedrooms on this level. A modern family **bathroom** serves these rooms, offering a panelled bath with a thermostatically controlled mains-fed shower and glass screen, a ceramic wash hand basin in a vanity unit, and a low-level W.C.

### Private Outdoor Oasis & Practical Amenities

To the rear, discover a **deep and extensive paved patio** spanning the full width of the property, offering ample space for outdoor dining and entertaining. Central steps lead up to **level lawned gardens**, encompassed by mature hedgerows, ensuring complete privacy as they are **not overlooked**. Gated access on both sides leads to the front of the property.

To the front, expansive driveway space for up to 4 cars, and lawned frontage.

Completing this exceptional residence is the **18' 0" x 15' 8" (internal) garage**, providing secure parking and additional storage. It includes power, light, and convenient space and plumbing for your washing machine and tumble dryer.

This executive home offers an unparalleled lifestyle in a highly desirable Congleton location. Don't miss the opportunity to make it yours.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE** : PVCu double glazed front door with matching side panel.

**HALL** 13' 9" x 9' 8" (4.19m x 2.94m) : Double panel central heating radiator. 13 Amp power points. Open plan stairs to first floor. Door to garage.

**SHOWER ROOM** 9' 8" x 3' 4" (2.94m x 1.02m) : Low voltage downlighters inset. Large shower enclosure with thermostatically controlled mains fed shower. Moulded wash hand basin with mixer tap and cupboard below. Low level W.C. with concealed cistern. Centrally heated towel radiator. Stone effect panelling to walls. Slate effect floor.

**BEDROOM 5 FRONT** 13' 8" x 9' 2" (4.16m x 2.79m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 6 FRONT** 10' 4" x 9' 0" (3.15m x 2.74m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**First Floor :**

**LANDING** 22' 4" x 4' 0" (6.80m x 1.22m) : Double panel central heating radiator. 13 Amp power points. Store cupboard. Access to roof space, with light.

**LOUNGE** 17' 10" x 15' 10" (5.43m x 4.82m) : Living flame coal effect gas fire set on marble hearth and back with light oak fire surround. Two double panel central heating radiators. 13 Amp power points. Large bank of sliding PVCu double glazed French doors to front facing balcony, timber decked with wooden balustrade.

**DINING ROOM** 12' 1" x 9' 5" (3.68m x 2.87m) : Double panel central heating radiator. 13 Amp power points. Serving hatch to kitchen. PVCu double glazed sliding patio door to rear garden.

**BREAKFAST KITCHEN** 13' 0" x 9' 5" (3.96m x 2.87m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Extensive range of modern light oak fronted eye level and base units with granite effect preparation surfaces over with composite 1.5 bowl sink unit inset. Built in 4-ring gas hob with glass and

stainless steel extractor canopy over. Built in double electric fan assisted ovens. Integrated dishwasher, fridge freezer and wine chiller. Tiled to splashbacks. Oak floor. PVCu double glazed door to outside.

**BEDROOM 1 FRONT** 13' 7" x 11' 1" (4.14m x 3.38m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built in double wardrobes with oak sliding doors.

**EN-SUITE** 7' 4" x 6' 0" (2.23m x 1.83m) : PVCu double glazed window to front aspect. Modern suite comprising: Ceramic wash hand bowl set on oak effect vanity unit with store cupboards beneath, low level W.C. with concealed cistern, and large corner shower enclosure with glass panels and door housing thermostatically controlled mains fed shower. Wall mounted centrally heated towel radiator. Matt finished stone effect wall tiles. Oak effect floor.

**BEDROOM 2 FRONT** 10' 6" x 9' 10" (3.20m x 2.99m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 REAR** 10' 3" x 9' 7" (3.12m x 2.92m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 4 REAR** 9' 8" x 8' 10" (2.94m x 2.69m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM** 6' 10" x 6' 4" (2.08m x 1.93m) : PVCu double glazed window to side aspect. Modern white suite comprising: Low level W.C. with concealed cistern, ceramic wash hand basin in vanity unit with cupboard below and panelled bath with thermostatically controlled mains fed shower and glass screen. Wall hung towel radiator. Stone effect wall tiles. Oak effect floor.

**Outside :**

**REAR** : Adjacent to the rear of the property and extending to the full width is a deep and extensive paved patio offering ample space for outside dining. Beyond are central steps up to the level lawned gardens encompassed with mature hedgerow and all of which is non overlooked. Gated access to front via both sides.

**INTEGRAL DOUBLE GARAGE** 18' 0" x 15' 8" (5.48m x 4.77m) **internal measurements** : Up and over door. Power and light. Space and plumbing for washing machine and tumble dryer.

**TENURE** : Freehold (subject to solicitor's verification).

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

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

**TAX BAND:** F **LOCAL AUTHORITY:** Cheshire East

**DIRECTIONS:** SATNAV CW12 3RP

