



PLOT 3, 88 ASTBURY STREET, CONGLETON, CW12 4EQ

£475,000



STEPHENSON BROWNE



**\*\* JUST RELEASED \*\*** Stephenson Browne are proud to market this spectacular energy efficient detached bungalow situated on an exclusive development of only three homes designed and built by the highly reputable family builders 'Alcock & Bailey, who have ensured quality craftsmanship throughout creating a perfect property for those seeking comfort and style.

Conveniently located between Astbury and Congleton Town Centre, residents can enjoy the best of both worlds - a peaceful neighbourhood setting with easy access to a variety of amenities and eateries with the picturesque Astbury Mere just a stone's throw away, providing a serene backdrop for leisurely strolls.

Well thought out and designed to a high specification the modernised interior exudes elegance boasting a spacious and sophisticated open plan Dining Kitchen comprising contemporary fitted wall and base units with quartz worktops and a range of quality fitted appliances, bright lounge featuring French doors leading out into the garden, bathroom with stylish four piece suite, main bedroom benefiting its own sleek en suite, with two additional good sized bedrooms.

Convenience is key with ample parking available via the brick driveway, a detached garage for extra storage or parking, and well-maintained gardens made up of laid to lawn and paved patio, with the addition of 5kwh solar panels fitted on the main roof keeping energy costs low. This property offers both convenience and outdoor space for relaxation or entertaining guests.

Don't miss the chance to make this bungalow your own and experience the epitome of comfortable living in a prime location, call the office today for that all important viewing!





### **Entrance Hall**

Providing access into all further accommodation, comprising composite entrance door with frosted window, central heating radiator, LVT flooring to be fitted, two ceiling light fittings, power points, access into the loft which is boarded and insulated providing drop down ladders.

### **Kitchen/Dining Room**

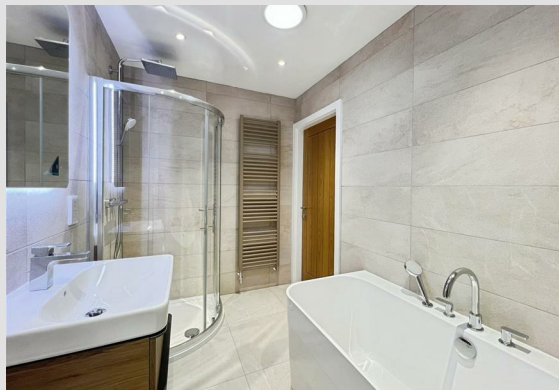
18'8" x 14'5"

Bespoke fitted German kitchen supplied by Ashley Anne Kitchens, comprising high quality wall and base units with quartz work surface over, inset sink with single drainer and mixer tap, NEFF integrated eye level oven, NEFF combi oven, NEFF warming draw, Integrated fridge freezer, dishwasher and washer/dryer, central island with draw storage including NEFF hob with extractor over, ample counter top and wall sockets, central heating radiator, to be fitted throughout with LVT flooring, ceiling spotlights over the kitchen area with two ceiling light fittings over the dining space, TV wall socket, UPVC triple glazed French doors to the rear elevation with two UPVC triple glazed windows to either side, air ventilation system.

### **Lounge**

14'11" x 13'2"

UPVC triple glazed French doors to the rear elevation with two UPVC triple glazed windows to either side, ceiling light fitting, central heating radiator, LVT flooring to be fitted, ample power sockets, TV point, thermostat, air ventilation system.





### **Bedroom One**

11'8" x 10'0"

UPVC triple glazed window to the side elevation, ceiling light fitting, central heating radiator, wall TV point, ample power points, air ventilation system, thermostat, direct access into the En suite.

### **En Suite**

6'3" x 5'3"

Contemporary three piece suite with low level WC, vanity hand wash basin with Hansgrohe mixer tap, wall fitted LED illuminated mirror with touch sensor, shavers port, walk in shower with fitted Hansgrohe removable shower head, sliding glass shower door, tiled walls and flooring throughout, matt central heating towel radiator, ceiling spotlights, air ventilation system.

### **Bedroom Two**

10'9" x 8'9"

UPVC triple glazed window to the side elevation, ceiling light fitting, central heating radiator, ample power points, wall TV point, air ventilation system.

### **Bedroom Three**

8'8" x 6'11"

UPVC triple glazed window to the side elevation, ceiling light fitting, central heating radiator, ample power points, air ventilation system, TV wall point, direct access into the airing cupboard housing the boiler and heat pump cylinder, also providing the hub for Cat 5 fiber broadband.





**Bathroom**

9'10" x 6'2"

Contemporary four piece suite comprising low level WC, hand wash vanity unit with Hansgrohe mixer tap, wall fitted LED Illuminated mirror with touch sensor, shavers port, walk in shower with sliding glass door and Hansgrohe shower with fitted rainfall head and removable shower head, low level freestanding fitted bath with Hansgrohe mixer tap fitted with a pull out shower head, tiled walls and floors throughout, ceiling light fittings, air ventilation system, circular roof light.

**Garage**

Insulated roll shutter door, power and lighting, houses battery storage for Solar panels.

**Externally**

Located on a corner plot, to the front of the property is a brick driveway providing off road parking leading up to the detached garage where additional parking is available and space for storage, to the left hand side of the property will be a laid to lawn area and decorative stone boarder. The rear garden provides ultimate privacy and is made up of a paved patio area great for alfresco dining with a further laid to lawn area and tiered area to the rear. Side access is available.

**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.

**Need to Sell?**

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

**Agents Note**

There is one additional bungalow available for purchase, for more information please contact the sales office. Please note, some images shown in this advertisement may not be this plot but are a true representation of the size etc.

**Land Registry Disclaimer**

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

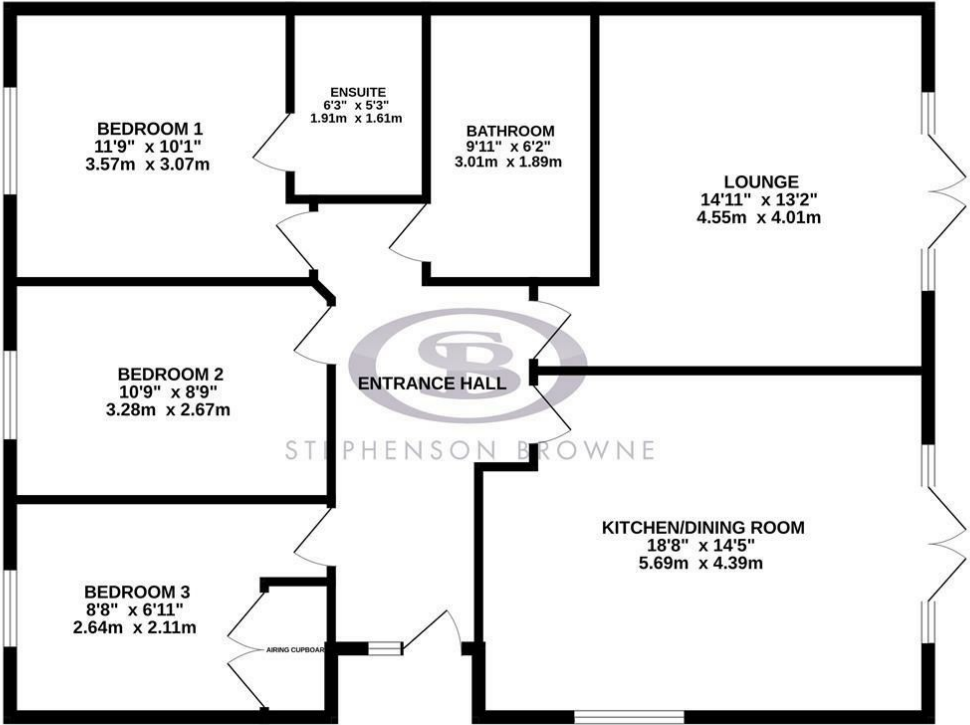
**AML Disclosure**

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.



Floor Plan

GROUND FLOOR



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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