Whittaker & Biggs
Est. 1930
Rostons Group







10 Melton Close, Congleton, CW12 4YH

Offers Over £425,000

- Well Presented Three-Bedroom Detached Bungalow
- Shower Room & Separate WC
- Detached Double Garage with Further Potential
- Offered with No Upward Chain
- Superb-Sized Formal Lounge with Defined Dining Area
- Peaceful & Tucked-Away West Heath Location
- Ample Off-Road Parking – Ideal for Motorhome/Caravan
- Good-Sized Dining Kitchen With Access To The Gardens
- Generous Corner Plot with Wraparound Gardens
- Close to Local Amenities, Schools & Transport Links

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10 Melton Close, Congleton CW12 4YH

Offered to the market for the very first time, this individual three-bedroom detached bungalow occupies a wonderfully peaceful and tucked-away position in the heart of the ever-popular West Heath area. Set within generous wraparound gardens and offered with no upward chain, the property presents an exciting opportunity for those looking for a spacious home with privacy, versatility and further potential.

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Council Tax Band: D





Approached via a generous driveway providing ample off-road parking for several vehicles, including space for a motorhome or caravan if desired, the property enjoys an attractive corner plot surrounded by established planting. Mature trees, shrubs and well-stocked borders create a lovely sense of seclusion and provide a good degree of privacy from the surrounding area.

Internally, the accommodation is both spacious and well proportioned. At the heart of the home is a superb-sized formal lounge incorporating a defined dining area, creating a wonderful space for both relaxing and entertaining. A good-sized dining kitchen provides further everyday living space, whilst three well-proportioned bedrooms, a separate shower room and additional WC complete the accommodation.

Externally, the wraparound gardens are undoubtedly one of the property's most appealing features, providing plenty of space to enjoy throughout the seasons and offering considerable scope for a keen gardener to make their own. The detached double garage provides excellent additional storage and parking, whilst also presenting the potential to create further accommodation or a room above, subject to the necessary planning permissions and building regulations.

Despite its peaceful setting, the bungalow is exceptionally well placed for everyday amenities. West Heath's local shopping facilities are within easy reach, together with a good selection of well-regarded schools including Congleton High School, Black Firs Primary School and The Quinta Primary School.

For commuters, excellent road connections provide convenient access towards the M6 motorway, Macclesfield and Stoke-on-Trent, whilst those who enjoy the outdoors will appreciate the abundance of countryside walks and open spaces available close by.

A rare opportunity in a highly regarded location, combining single-storey living, generous gardens, excellent parking and exciting future potential.

Offered with no upward chain, an early viewing is highly recommended to fully appreciate the setting and scope this individual home has to offer.

Entrance Porch
Having a UPVC double glazed door with access into the entrance porch and a UPVC double glazed window to the side aspect. Tile flooring. Recessed downlights.
Access to the electric and gas metres.

Entrance Hallway
Having a timber frame framed door with access into the entrance hallway and accommodation. Radiator.

Lounge
15'10" x 11'10"
Having a UPVC double glazed bow window to the front aspect. Feature fireplace housing a electric coal effect fire sat on a wooden mantle and surround with a tiled hearth. Wall light points. Coving to ceiling. Double radiator.

Defined Dining Area
13'2" x 8'11"
Having a UPVC double glazed window to the rear aspect with views of the gardens. Double radiator.

Kitchen / Dining Room
12'10" x 10'9" into 7'5"
Having a UPVC double glazed window to the rear aspect overlooking the garden and a UPVC double glazed door with access to the patio area and lawned garden.
Comprising of a range of wall cupboard and base units with work surfaces over incorporating a sink and drainer with mixer tap over, tiled splashback, gas hob with extractor hood over , double oven space and plumbing for washing machine and space for fridge freezer.
Traditional open hatch to the dining room.
Tiled flooring. Double radiator.

Inner Hallway
Access to the bedrooms and bathroom. Handy storage cupboard housing the boiler with ample storage space. Double radiator.

Bedroom One
9'10" x 12'8"
Having two UPVC double glazed windows to the front aspect.
Two double fitted wardrobes and matching cabinetry.
Double radiator.

Bedroom Two
11'0" x 9'5"
Having a UPVC double glazed window to the rear aspect overlooking the gardens. Radiator. Integral triple sliding wardrobes.

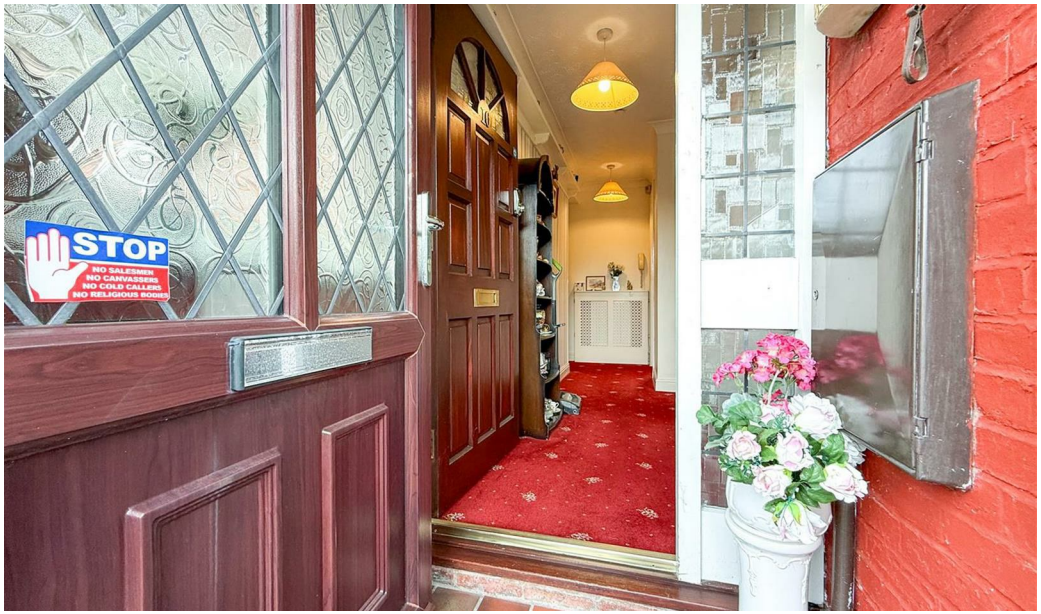
Bedroom Three
9'10" into 9'6" x 6'1"
Having a UPVC double glaze window to the front aspect.
Radiator.

Shower Room
6'1" x 6'8"
Having a UPVC double glazed obscure window to the rear aspect.
Comprising of a three piece suite featuring a corner shower cubicle with power shower with aqua board to the wall, countertop basin sat on a vanity unit with storage underneath, WC with push flush. partially tiled walls. Vinyl flooring. Chrome wall mounted radiator.

W C
5'9" x 3'1"
Having a UPVC double glazed obscure window to the rear aspect
Comprising of a wall mounted wash hand basin and WC. Radiator. Partially tiled walls. Wood effect vinyl flooring.

Externally
Situated on a superb corner plot with a good size attractive lawned frontage and paved pathway to the front of the property, access to the detached double garage with a double width driveway and additional driveway to the side.
To the rear of the property there is good size lawned garden spanning the width of the property and patio area, an array of mature plants and trees offering a good degree of privacy.

AML REGULATIONS.
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.









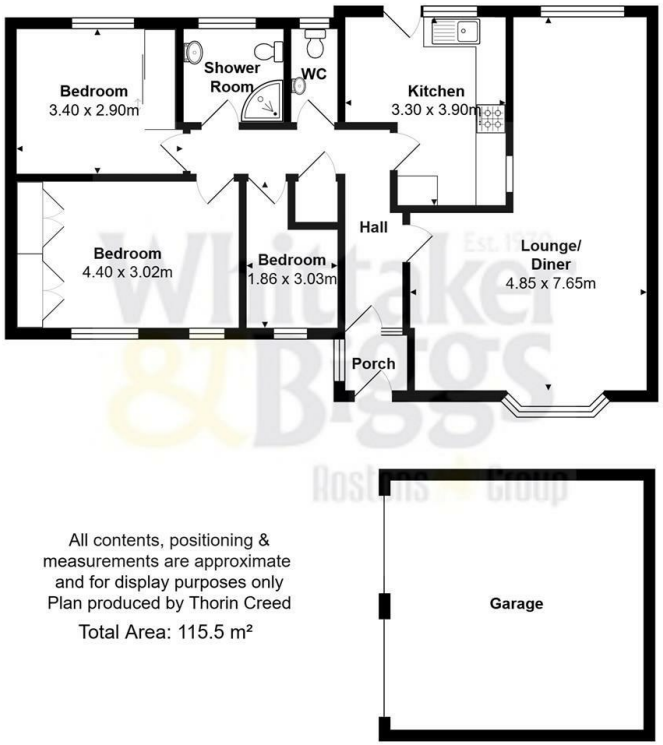






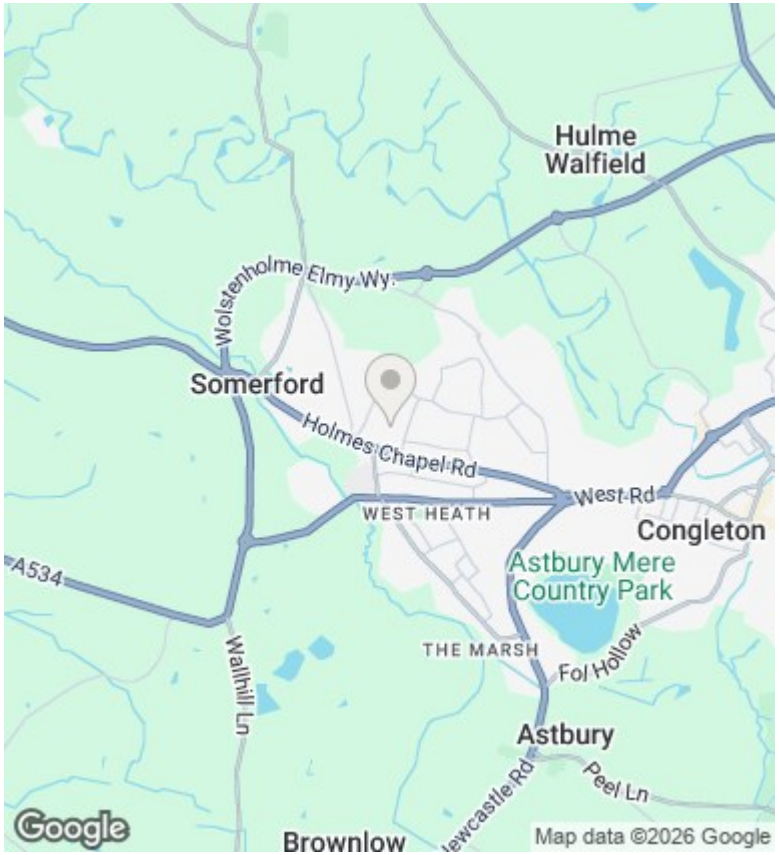






All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Total Area: 115.5 m²



Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

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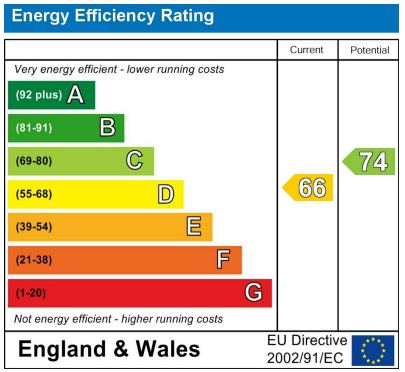


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