



## 2 Wallace Hill Road, Congleton, CW12 2RZ

£450,000

- Recently Constructed & Immaculately Presented Four Double Bedroom Detached Residence
- Formal & Comfortable Lounge
- Additional Fitted Wardrobes In Bedroom Two
- Highly Sought After Location
- Additional Upgrades Throughout & NHBC Guarantee
- Separate Utility Room & Downstairs Cloakroom
- Contemporary Family Bathroom
- On Trend Open Plan Dining /Kitchen With French Doors Onto The Gardens
- Master Bedroom With En-Suite Facilities & Bespoke Sliding Wardrobes
- Integral Garage With Off Road Private Parking

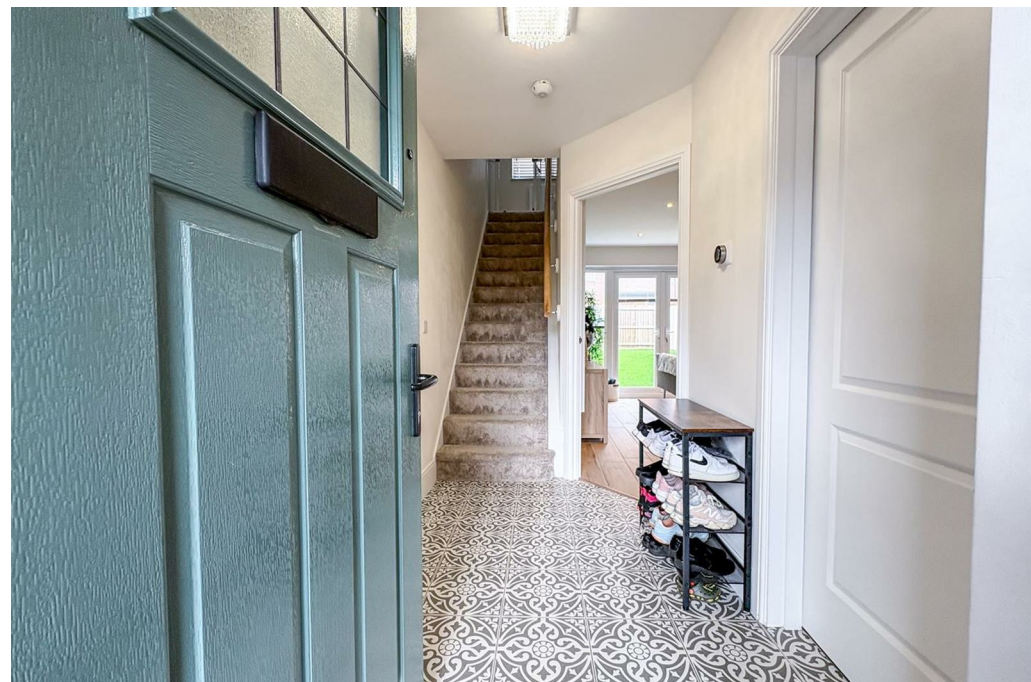
# 2 Wallace Hill Road, Congleton CW12 2RZ

Immaculately Presented Four-Bedroom Detached Family Home in a Highly Sought-After Location

Constructed in 2023 by Redrow Homes, this exceptional four double-bedroom detached residence offers stylish, contemporary living with an impressive range of premium upgrades and enhancements throughout.



Council Tax Band: E



Occupying an attractive plot with excellent kerb appeal, the property has been meticulously maintained and is presented to an immaculate standard. The heart of the home is the stunning upgraded kitchen, featuring quartz worktops, integrated appliances, a pull-out larder unit, instant hot water tap, recessed downlighting, and high-quality finishes throughout. Complementing the kitchen is a separate utility room with integral wine cooler and a convenient downstairs WC.

The ground floor also boasts a beautiful formal lounge, providing an elegant space for relaxation and entertaining, whilst the thoughtfully designed layout caters perfectly to modern family living.

To the first floor are four generously proportioned double bedrooms. The principal bedroom benefits from fitted sliding wardrobes and a contemporary en-suite shower room, whilst bedroom two also enjoys the addition of fitted wardrobes. The remaining bedrooms are served by a stylish family bathroom.

Externally, the property continues to impress with professionally landscaped gardens, an integral garage, and ample off-road parking with additional car charging point to the side.

Situated within a highly desirable residential development of Round Hill Gardens the home is ideally positioned for easy access to Congleton's excellent amenities with independent wine bars, restaurants, and cafés, providing all the amenities of a well-appointed town along with highly regarded schools, transport links, and surrounding beautiful countryside.

An outstanding family home offering spacious accommodation, quality upgrades, and turnkey presentation throughout. Early viewing is highly recommended.

#### **Entrance Hallway**

Having a composite front entrance door with access into the entrance hallway.

Double radiator. Tiled flooring.

Stairs to the first floor accommodation and access to the ground floor accommodation.

#### **Lounge**

16'9" x 11'1"

Having a UPVC double glazed window to the front aspect. Radiator.

#### **Open Plan Dining Kitchen**

14'7" x 13'7"

Having UPVC double glazed French doors and UPVC double glazed windows to the side, direct access to the patio area and lawn gardens.

Comprising of a range of wall cupboard and base units with solid quartz works surfaces over with matching up stands and tiled splashback, incorporating a stainless steel one and a half bowl sink. With brass mixer tap over,

incorporating a instant hot water tap. AEG gas hob with stainless steel extractor hood over, AEG double oven, integrated fridge and freezer, and dishwasher.

Tiled wood effect flooring. Recessed downlights. Wall mounted radiator.

Access to the utility area and downstairs cloakroom

#### **Utility**

9'9" x 5'6"

Having a UPVC double glaze window to the rear aspect and a composite rear access door with access to the gardens.

Comprising of a range of base units with solid quartz works surfaces over with matching up stands and tiled splashback, featuring a stainless steel sink with chrome mixer tap over, space and plumbing for washing machine and integral wine cooler.

Wood effect tile flooring.

Recessed downlights and extractor fan.

Handy storage cupboard under the stairs.

#### **Downstairs, Cloakroom**

5'6" x 3'6"

Having a UPVC double glazed obscure window. Featuring a corner wall mounted wash hand basin with tile splashback, WC with push flush. Radiator. Wood effect flooring. Recessed lights.

#### **First Floor Landing**

Having a UPVC double glazed window to the rear aspect. Radiator

#### **Master bedroom**

19'9" x 8'10"

Having a UPVC double glazed window to the front aspect.

Triple fitted sliding mirrored wardrobes with hanging space and storage.

Radiator.

#### **Ensuite**

6'6" x 4'9"

Having a UPVC double glazed obscure window to the side aspect.

Comprising of a three-piece suite, featuring a double width shower cubicle, countertop basin sat on a vanity unit with storage underneath, WC with push flush. Tiled flooring fully tiled walls. Recessed downlights.

#### **Bedroom Two**

10'2" x 12'6"

Having a UPVC double glazed window to the front aspect. Radiator

### **Bedroom Three**

10'4" x 9'10"

Having a UPVC double glazed window to the rear aspect with views the gardens.

Double fitted sliding mirror wardrobes. Radiator

### **Bedroom Four**

10'0" x 10'8"

Having a UPVC double glazed window to the rear aspect. Radiator.

### **Family Bathroom**

7'10" x 5'5"

Having a UPVC double glazed obscure window to the front aspect.

Comprising of a three piece suite featuring a panel bath with separate shower attachment over, countertop basin sat on a unit with storage underneath, WC with push flush. Fully tiled walls and tiled floors. Recessed downlights. Extractor fan.

### **Garage**

19'9" x 10'0"

Having power and lighting.

Up and over door.

### **Externally**

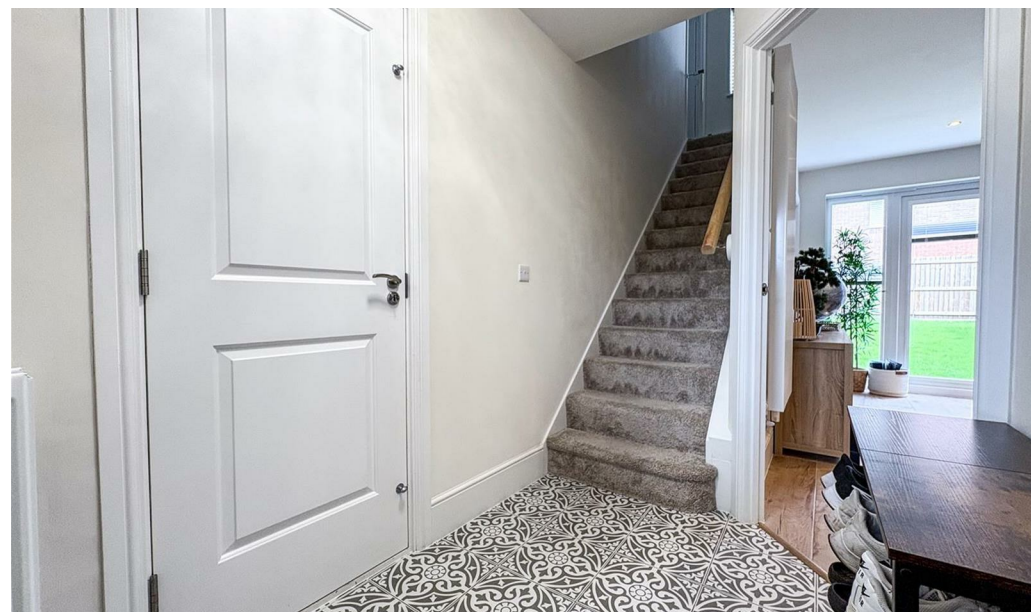
To the front of the property there is a tarmacadam driveway providing parking for multiple vehicles - access to the garage.

Car charging point to the side.

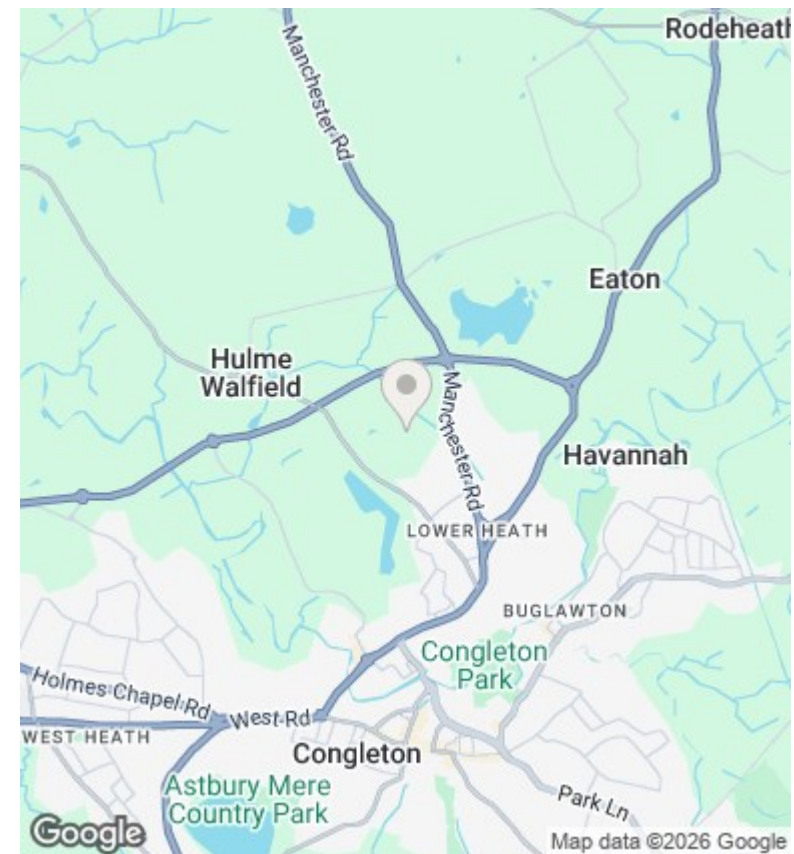
To the rear of the property there is a landscaped garden mainly laid to lawn and is of low maintenance with a paved patio area to complete the outside.

### **AML Regulations**

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.







## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	