



33 Dobson Way, Congleton, CW12 1GQ

£410,000

- Four bedroom Detached House
- Impressively Open Plan Living / Dining kitchen
- Integral Garage
- Within One of Congleton's Most Sought-after Developments.
- Beautifully Upgraded
- Four Well Proportioned Bedrooms
- Landscaped Rear Garden
- Immaculately Presented
- En-Suite to Master Bedroom
- Prime Location with the Added Reassurance of the Remaining NHBC Warranty

33 Dobson Way, Congleton CW12 1GQ

****NEW PRICE****A beautifully upgraded four bedroom detached Redrow home, enjoying an enviable position within one of Congleton's most sought-after developments.

Constructed by Redrow Homes to their desirable "Oxford" design, this exceptional property offers approximately 1,290 sq ft of stylish and thoughtfully presented accommodation, ideal for modern family living. With a westerly-facing landscaped rear garden, integral garage, double width driveway, solar PV system, EV charging point, and NHBC warrant remaining, this is a home that combines quality, practicality, and peace of mind in equal measure.



Council Tax Band: E



Internally, the property is immaculately presented and ready to move straight into.

The ground floor opens with a welcoming entrance hallway, finished with Porcelanosa grey wood-effect plank tiling, which continues through to the impressive open-plan living / dining kitchen, which is undoubtedly the heart of the home. Designed with both everyday living and entertaining in mind, the kitchen is fitted with an extensive range of stylish Dove Grey units, complemented by Arabesque Silestone work surfaces, integrated AEG appliances, and under cabinet lighting.

From the kitchen there are French doors which open directly onto the landscaped garden, creating a wonderful connection between inside and out and allowing the afternoon and evening sun to be enjoyed to the fullest. A separate utility room with matching finishes adds further practicality, while a spacious bay-fronted lounge offers a comfortable and elegant reception room. A contemporary cloakroom / WC completes the ground floor.

To the first floor, the property continues to impress with four well proportioned bedrooms, making it an excellent option for families, those upsizing, or buyers requiring home office space. The principal bedroom is particularly attractive, featuring a bay window, two double wardrobes, and a stylish en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, fitted with a thermostatic shower over the bath.

Externally, this home has been equally well considered.

The rear garden has been thoughtfully landscaped to create an attractive, low-maintenance outdoor space, featuring decked seating areas, raised sleeper planters, and a timber pergola, ideal for relaxing, entertaining, or enjoying sunny afternoons and evenings thanks to its desirable westerly aspect.

To the front, a double width driveway provides ample off-road parking and leads to the integral garage, which benefits from power and lighting. The addition of solar PV panels and an EV charging point further enhances the home's appeal for buyers seeking a more energy efficient lifestyle.

The location is equally impressive.

Lower Heath remains one of Congleton's most desirable residential areas, favoured for its convenience and accessibility. The property is ideally placed for Congleton Retail Park, including Tesco and M&S Food, while the town centre is just a short distance away, offering an excellent range of shops, restaurants, bars, local Eaton Bank High schools, and transport links.

A beautifully upgraded and superbly presented detached family home in a prime location with the added reassurance of the remaining NHBC warranty. Offered for sale with no upward chain, an early viewing is highly recommended.

Entrance

Open storm porch with double glazed front door and centre panel.

Hallway

10'9" x 6'5"

With grey wood effect Porcelanosa plank tiled flooring, understairs storage cupboard, half height wall panelling to the staircase, radiator, and stairs rising to the first floor.

Lounge

16'6" x 10'7"

(to bay)

A spacious and well presented reception room with a UPVC double glazed bay window to the front elevation and radiator.

Open Plan Living / Dining Kitchen

21'4" x 9'10"

A superb open plan family space, ideal for both everyday living and entertaining.

Kitchen Area

Fitted with an extensive range of stylish wall and base units, complemented by white Arabesque Silestone work surfaces and matching upstands. Inset one and a half bowl stainless steel sink, with chrome mixer tap. Integrated AEG four-ring hob with extractor over, built-in double oven and grill, integrated fridge, freezer, and dishwasher. Recessed ceiling spotlights and Porcelanosa tiled flooring.

Living / Dining Area

A bright and versatile open-plan space with recessed ceiling lighting, radiator, useful recessed storage cupboard, matching tiled flooring, and UPVC double glazed French doors with side panel opening onto the rear garden.

Utility Room

6'7" x 5'8"

Fitted with matching Arabesque Silestone work surfaces and inset stainless steel sink, with space and plumbing for washing machine and tumble dryer beneath. Radiator, tiled flooring, and PVCu double glazed door to the rear garden.

Cloakroom / WC

Fitted with a white suite, comprising wash hand basin and low level WC. Tiled flooring, recessed spotlights, radiator, and UPVC double glazed window to the side elevation.

First Floor Landing

9'7" x 6'0"

With linen cupboard, airing cupboard housing the hot water cylinder, and access to the loft space.

Bedroom One

14'4" x 10'7"

(to bay)

Having a UPVC double glazed bay window to the front elevation, radiator, and two built-in double wardrobes.

En Suite

6'5" x 4'0"

(plus shower cubicle)

Having a white suite comprising wash hand basin, WC, and enclosed shower cubicle with thermostatically controlled shower and glazed bi-fold door. Chrome heated towel rail, grey textured wall and floor tiling, and UPVC double glazed window to the front elevation.

Bedroom Two

11'11" x 9'9"

(to wardrobes)

A well proportioned double bedroom with UPVC double glazed window to the front elevation, radiator, and built-in triple wardrobes.

Bedroom Three

11'9" x 10'8"

UPVC double glazed window to the rear elevation and radiator.

Bedroom Four

9'9" x 9'6"

A well sized fourth bedroom with UPVC double glazed window to the rear elevation and radiator.

Family Bathroom

7'8" x 6'7"

Fitted with a modern white suite, comprising low level WC, wall-hung wash hand basin, and panelled bath with thermostatically controlled mains-fed shower and glass screen. Chrome heated towel rail, grey textured wall and floor tiling, and UPVC double glazed window to the rear elevation.

Externally

Front

To the front of the property is a double width tarmac driveway, providing off road parking, alongside a lawned garden with planted shrubs.

Rear Garden

The rear garden has been thoughtfully landscaped and enjoys a paved seating area, raised sleeper planters, and a generous decked seating / dining area with pergola. Gated side access and outside cold water tap.

Integral Garage

18'9" x 9'6"

(internal measurements)

With up-and-over door, solar PV system, and EV charging point.

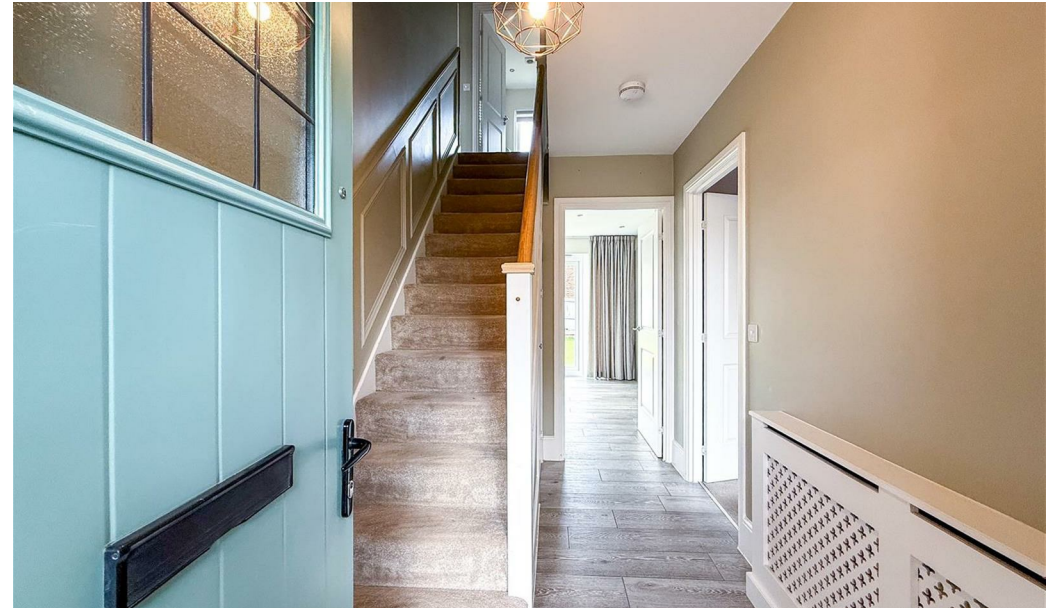
Tenure

Freehold (subject to solicitors' verification).

Annual service charge of approximately £189.77 for the upkeep of communal areas.

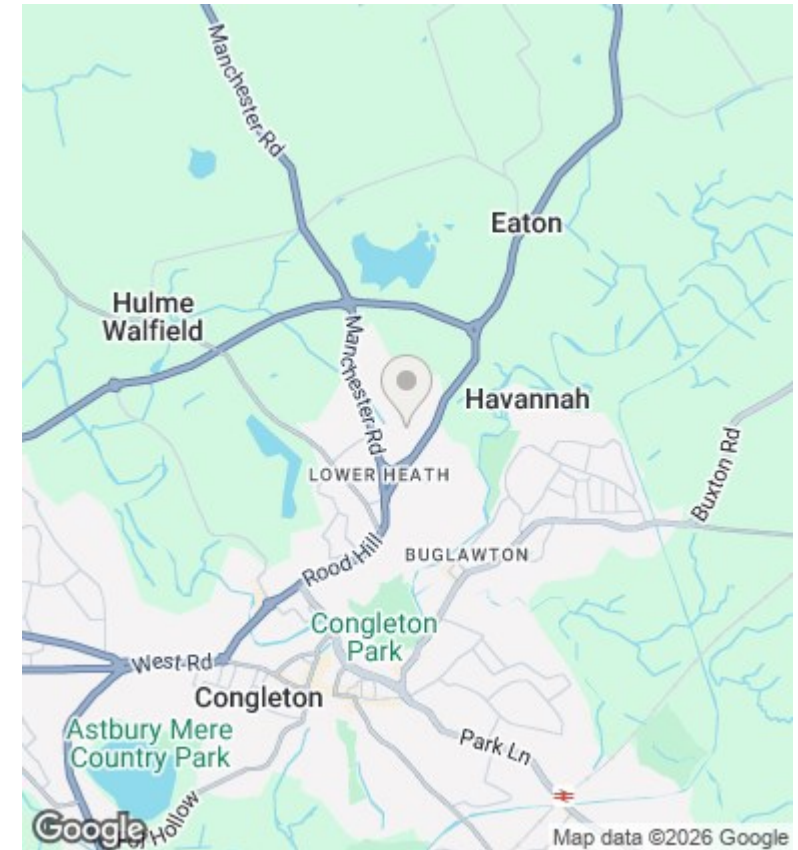
Services

All mains services are connected (although not tested).





All contents, positioning & measurements are approximate and for display purposes only



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	