



52 ASTBURY LANE ENDS, CONGLETON, CW12 3AY  
OFFERS OVER £325,000

**\*\*EXCLUSIVE DEVELOPMENT! Only Two Plots Available – Exceptional Three Story New Builds in the Heart of Mossley!\*\***

Brought to market by Edenfield Property Development in collaboration with local design experts Added Value Architecture, this limited collection of just two 3-bedroom semi-detached homes sets a new benchmark for style, space, and craftsmanship in the ever-popular Mossley area. Now available for viewings, these homes are ready to impress buyers seeking something truly unique in the new build market.

From the moment you arrive, it's clear these properties are anything but standard. Behind the charming corbelled brickwork facade lies a deceptively spacious interior spread across three thoughtfully designed floors. Inside Plot 1, you're greeted with luxury engineered oak flooring and underfloor heating throughout the ground floor, setting the tone for the quality finishes found throughout the home. The heart of the house is the open-plan kitchen/dining/family room, featuring a stunning Matt Cashmere kitchen with integrated CAPLE appliances, under-unit lighting, and trifold doors that seamlessly open out into the landscaped rear garden – perfect for entertaining. A separate utility room offers space and plumbing for a washer and dryer, while a stylish cloakroom with fluted design fixtures adds a touch of elegance.

The craftsmanship continues throughout the home, with the staircase showcasing elegant oak detailing and complemented by oak internal doors, leading to the upper floors where space and light are in abundance. A plush greige carpet has been fitted throughout the staircase, landing, bedrooms, and office, adding warmth and a refined sense of comfort. All three bedrooms are generously proportioned doubles, thoughtfully designed to allow ample space for fitted wardrobes, with both the master bedroom and bedroom three enjoying impressive vaulted ceilings and Velux windows that flood the rooms with natural light.

There is also a dedicated office or nursery, ideal for growing families or those working from home. The spacious landing features an alcove perfectly suited to fitted storage, a desk area, or a cosy reading nook. The bathroom and ensuites are finished to a high contemporary standard, featuring three piece ergonomic suites with stylish fluted fixtures and high quality tiling.

Externally, each home will enjoy beautifully landscaped rear gardens, due to be fitted with laid to lawn and complemented by a paved Indian stone patio, fully enclosed by rear fencing to create a private outdoor retreat. To the side, a car port provides sheltered parking and features a convenient side door offering direct access into the utility room. Off-road parking for two vehicles is provided, alongside thoughtfully considered external features including an electric vehicle charging point and an outside water tap, all enhancing the ease, comfort, and sustainability of modern living.

These homes aren't your typical new builds, they're crafted with care, designed with vision, and built to offer more than just a place to live. They're homes with heart, character, and space to grow. Early viewing is highly recommended, not only to appreciate the generous space and high-quality finish in person!

#### Local Area

Set on the southeastern edge of Congleton in Cheshire East, Mossley is a highly desirable residential area that perfectly balances countryside tranquillity with everyday convenience. Mossley Village offers a friendly selection of local shops, pubs and essential amenities, all within easy walking distance, the property is also within walking distance from the bustling Congleton town centre, where you'll find a wider range of restaurants, bars, and independent retailers. Families are particularly drawn to the area thanks to the well-regarded Mossley C of E Primary School on Boundary Lane, celebrated for its nurturing environment and strong local reputation. For older children, the area is served by two excellent secondary schools, Eaton Bank Academy and Congleton High School, both of which are well regarded and easily accessible from Mossley by car. For commuters, Congleton Railway Station on Park Lane is just a short stroll away, providing excellent transport links with step-free access and parking facilities. Outdoor enthusiasts will love the abundance of scenic walks nearby, including peaceful routes along the Macclesfield Canal and surrounding countryside. Offering a welcoming community atmosphere, beautiful surroundings, and superb connectivity, Mossley is an ideal location for families and professionals alike looking to enjoy the best of both town and country living.

#### GROUND FLOOR

##### Entrance Hall

13'3" x 6'6" (4.06 x 2.00)

Composite front entrance door with two panel crystal style glass panels with a frosted panel to the right hand side, engineered herringbone style oak flooring, LED anti glare ceiling spotlights, under floor heating with hallway control zone, power point, oak internal doors giving access to further ground floor accommodation and stair access to the first floor accommodation.





**Open Plan Kitchen/Dining/ Family Room**  
22'11" x 12'10" (6.99 x 3.93)  
Contemporary matt cashmere Kitchen comprising wall and base units with bespoke Apollo worksurface over, unit downlighters, inset sink with mixer tap, CAPLE integrated oven, induction hob and extractor over, integrated fridge freezer and dishwasher, oak internal doors, engineered oak flooring throughout, under floor heating with room control zone, offering USB sockets and ample power points throughout, UPVC double glazed trifold doors to the rear elevation, access to under stair storage, LED anti glare ceiling spotlights.

**Utility Room**  
6'2" x 5'11" (1.89 x 1.81)  
Matching wall and base units to the Kitchen, Apollo work surface over, inset sink with mixer tap, space and plumbing for a washing machine and dryer, houses the boiler and electrical fuse box, engineered oak flooring, under floor heating with room control zone, LED anti glare ceiling spotlights, extractor fan, composite side entrance door with frosted glass, ample power points.

**Downstairs Cloak**  
5'5" x 3'7" (1.67 x 1.11)  
Ergonomic fluted design low level WC and hand wash basin with mixer tap, chrome heated towel rail, UPVC double glazed frosted window to the front elevation, LED anti glare ceiling spotlights, extractor fan, composite side entrance door with frosted glass, ample power points.

**FIRST FLOOR**  
**Landing**  
Oak internal doors giving access to all first floor accommodation the spacious landing houses an alcove which can be used as a great versatile space for a fitted desk, storage cupboard or reading nook. In addition is fitted plush greige carpet flooring, modern central heating radiator, UPVC double glazed window to the front elevation, power points, LED anti glare ceiling spotlights, stairs with Velux window to the second floor accommodation.

**Bedroom Two**  
12'11" x 9'7" (3.94 x 2.93)  
UPVC double glazed window to the rear elevation, plush greige carpet flooring, modern central heating radiator, ceiling light fitting, ample power points, space to house fitted wardrobes.

**Main Bathroom**  
10'0" x 5'6" (3.06 x 1.69)  
Ergonomic three piece suite comprising low level WC, wall hung fluted design vanity unit with sink and mixer tap, fitted LED mirror, low level bath with mixer tap and mains shower above with rainfall shower head and removable shower head, extractor fan, LED anti glare ceiling spotlights, tiled splash back, wood effect flooring, wall mounted heated towel rail, UPVC double glazed frosted window to the side elevation.

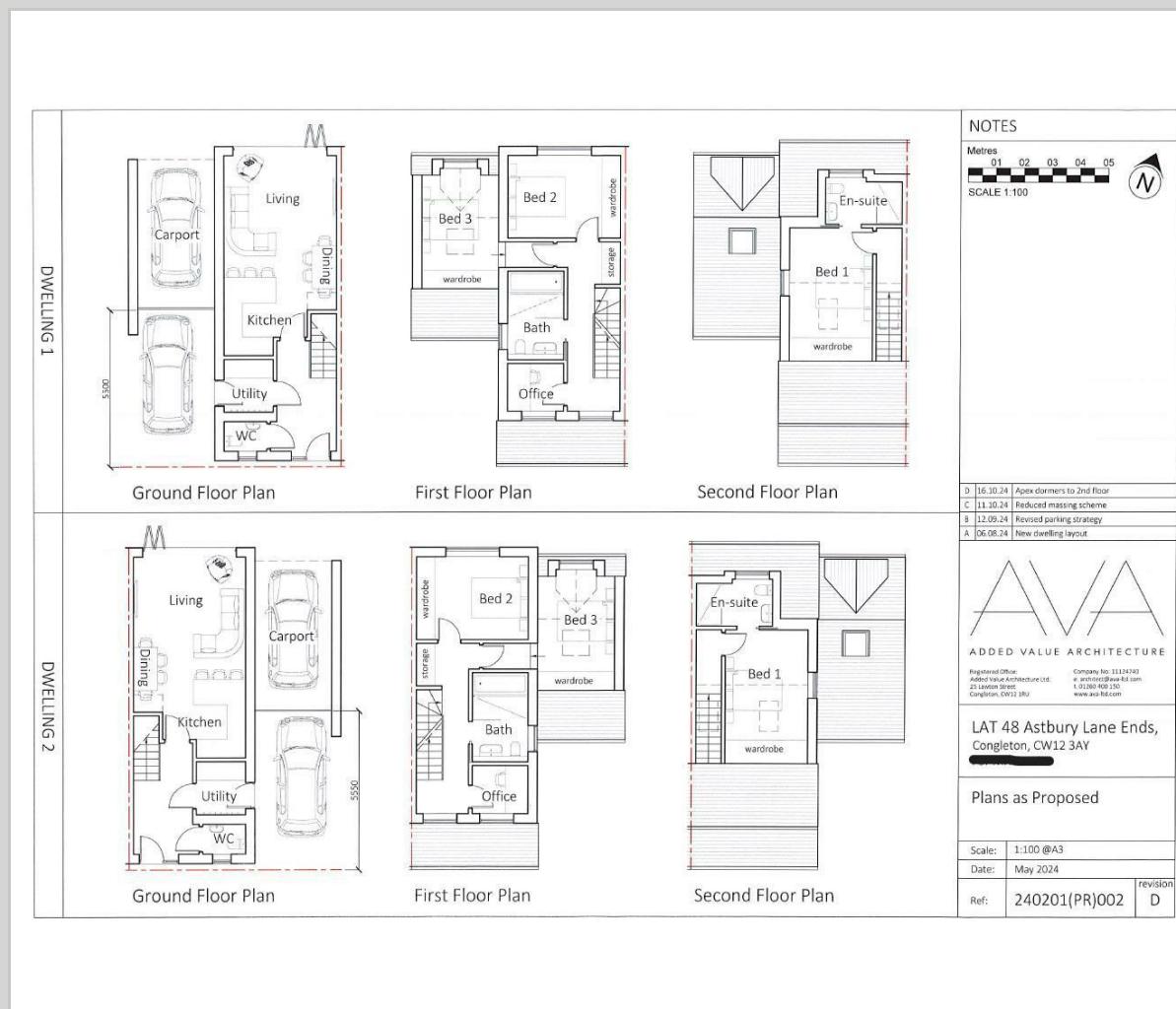
**Bedroom Three**  
17'10" x 8'8" (5.44 x 2.66)  
Vaulted ceiling with Velux window to the front elevation and UPVC double glazed window to the rear elevation, plush greige carpet flooring, modern central heating radiator, ceiling light fitting, ample power points, space to house fitted wardrobes.

**Office/Nursery**  
5'11" x 5'7" (1.81 x 1.71)  
UPVC double glazed window to the front elevation, plush greige carpet flooring, ceiling light fitting, modern central heating radiator. A versatile space to fit your needs.

**SECOND FLOOR**  
**Master Bedroom**  
15'1" x 9'7" (4.62 x 2.93)  
Vaulted ceiling with Velux window to the front elevation and UPVC double glazed window to the side elevation, plush greige carpet flooring, modern central heating radiator, LED anti glare ceiling spotlights, internal oak doors, space to house fitted wardrobes, direct access into the en suite through oak sliding door.

**En Suite**  
8'5" x 5'8" (2.59 x 1.74)  
Ergonomic three piece suite comprising low level WC, wall hung fluted design vanity unit with sink and mixer tap, fitted LED mirror, large walk in mains shower with chrome glass shower door, fitted rainfall shower head and removable shower head, tiled splash back, wood effect flooring, extractor fan, LED anti glare ceiling spotlights, chrome heated towel rail, UPVC double glazed frosted window to the rear elevation.

## Floor Plan

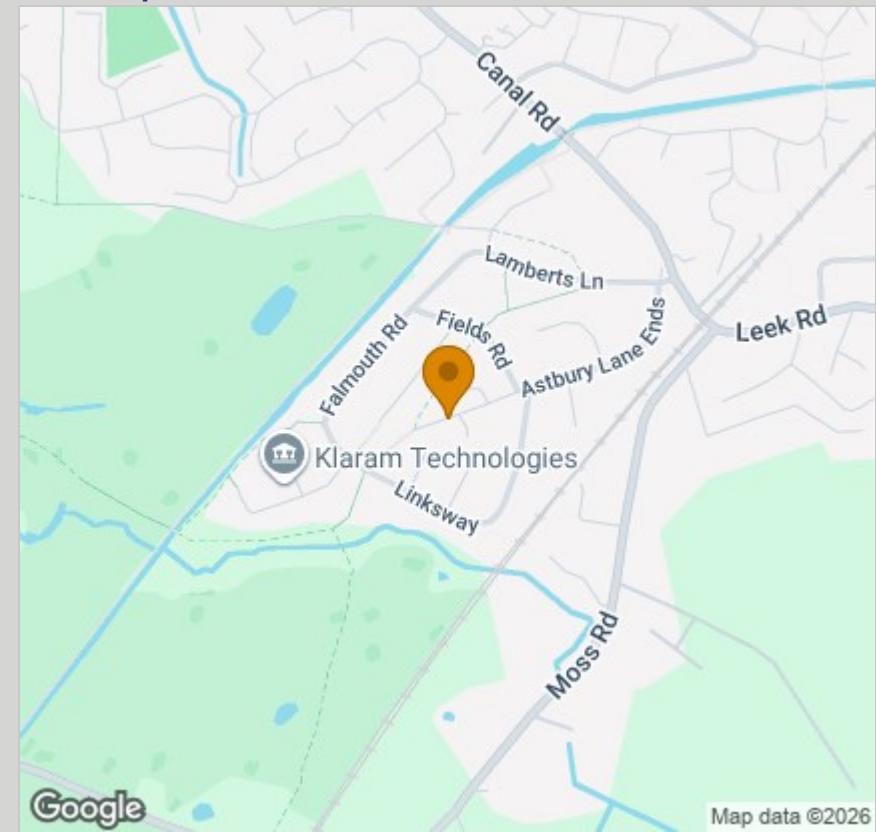


## Viewing

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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## Area Map



## Energy Efficiency Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	EU Directive 2002/91/EC