



8 Dobson Way, Congleton, CW12 1GP

Located on the highly desirable Cranberry Gardens development, built by the renowned Redrow Homes, this exquisite FOUR BEDROOM, DETACHED home offers a perfect blend of comfort, style, and modern living. Tastefully decorated throughout, the property is beautifully presented and ready to move into.

In brief the property comprises; entrance hallway with stairs to the first floor, downstairs WC, and a stunning open-plan family dining kitchen with French doors opening onto the rear garden.

To the first floor, there are four well-proportioned bedrooms, including a master with en-suite shower room, and a contemporary family bathroom. Externally, there is a delightful rear garden which is fully fenced and enclosed, offering a high level of privacy. It is mainly laid to lawn with well-stocked flower borders and a patio area, perfect for al fresco dining. To the side is a driveway which provides ample off road parking and leads to the detached single garage.

For added reassurance, the property benefits from the remainder of a 10-year build warranty.

Viewing highly recommended.

£399,950

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

GROUND FLOOR

Entrance Hallway

Accessed via composite front door. LVT flooring. Stairs to first floor landing. Radiator,

Downstairs WC

uPVC double glazed window to front aspect. Push button low level WC and wall mounted sink unit with mixer tap. Radiator. LVT flooring.

Living Room

11'7" x 16'4" into bay
uPVC double glazed bay window to front aspect. Radiator. Feature fireplace with inset electric fire.

Family Dining Kitchen

19'6" x 14'8"
Fitted with a range of base and wall mounted units with work surfaces over incorporating a stainless steel sink unit with mixer tap and drainer. Tiled splash backs. Four ring AEG gas hob with extractor hood over. Built-in AEG double oven. Integrated AEG dishwasher with matching cupboard front. Space for dining table, chairs, sofa and TV unit. Storage cupboard with space and plumbing for a washing machine. uPVC

double glazed French doors opening to rear patio with uPVC double glazed window to either side.

FIRST FLOOR

Landing

uPVC double glazed window to side aspect. Loft access. Cupboard housing the boiler and hot water cylinder. Radiator.

Bedroom One

14'1" into bay x 8'9" to wardrobe front
Excellent size master bedroom with uPVC bay window to front aspect. Built-in wardrobes providing ample hanging space. Space for drawers. TV point. Radiator.

En-Suite

Fitted suite comprising; shower cubicle, push button low level WC and wall mounted sink unit with mixer tap. uPVC double glazed window to side aspect. Chrome ladder style towel radiator. Tiled flooring.

Bedroom Two

12'0" including wardrobe x 9'10"
With space for double bed and drawers. Built-in wardrobes providing ample hanging space. uPVC double glazed window to rear aspect. Radiator. TV point.

Bedroom Three

9'3" x 7'8"

Single bedroom with uPVC double glazed window to rear aspect. Radiator.

Bedroom Four

8'5" x 7'2"

Single bedroom with uPVC double glazed window to front aspect. Radiator.

Family Bathroom

Fitted suite comprising panelled bath with shower over and screen to side, push button low level WC and wall mounted sink unit with mixer tap. Tiled flooring. Part tiled walls. uPVC double glazed window to side aspect. Chrome ladder style towel radiator.

OUTSIDE

Driveway & Detached Single Garage

A driveway to the side provides ample off road parking for two vehicles and leads to the detached single garage. Garage has an up and over door, power and lighting.

Rear Garden

The rear garden is fully fenced and enclosed, offering a high level of privacy. It is mainly laid to lawn with well-stocked flower borders and a patio area, perfect for al fresco dining. A side gate provides convenient access to the driveway.

TENURE

The vendor has advised that the property is Freehold and that the council tax band is E.

We would advise any perspective buyer to confirm these details with their legal representative.

Residue of 10 Year Build Warranty

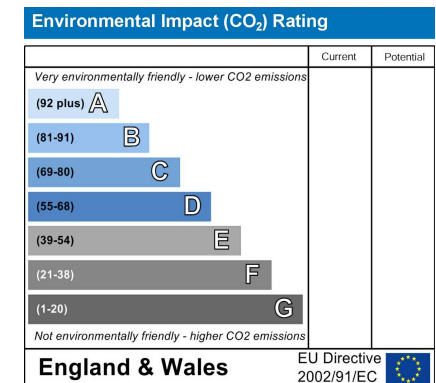
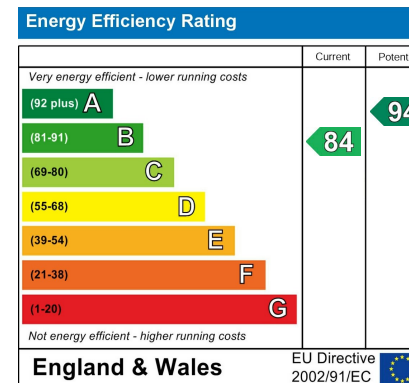
The property benefits from the remainder of a 10-year build warranty.

Agents Notes

NB. In accordance with 'Section 21' of the Estate Agents Act 1979, we declare there is a personal interest in the sale of this property; the vendor is a relative of an employee of Jordan Fishwick.

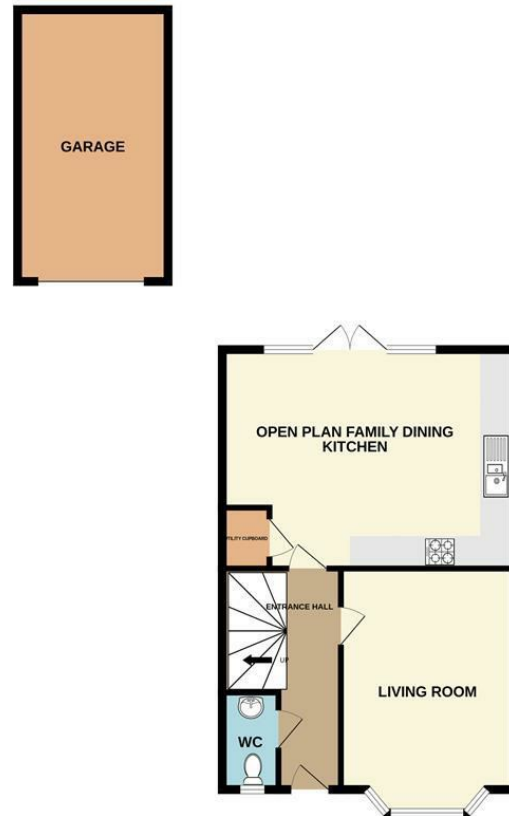
Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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