

STEPHENSON BROWNE

# Walter Avenue, Somerford, Congleton

CW12 4FF

3 | 2 | 1 | B

£395,000

# DESCRIPTION

Situated on a highly sought-after residential development, this beautifully presented three-bedroom detached home was constructed by Bellway Homes in 2023 and offers stylish, modern accommodation ideally suited to family living.

Benefitting from the remainder of its new-build warranty, with the NHBC guarantee currently being obtained, the property is ready for immediate occupation and enjoys a convenient location close to West Heath Shopping Precinct, a range of everyday amenities, highly regarded schools, scenic countryside walks and excellent commuter links via the nearby Congleton Link Road. Occupying an enviable position overlooking a central green and pond, the property also enjoys far-reaching views towards the Cheshire countryside.

The accommodation begins with a welcoming entrance hall providing access to a downstairs WC. To the front of the property is a bright and spacious dual-aspect lounge, perfectly positioned to take advantage of the attractive open outlook. To the rear, an impressive open-plan dining kitchen and family area creates the heart of the home. Complemented by French doors opening onto the rear garden, two useful storage cupboards and direct access to the utility room, this space is ideal for both everyday family life and entertaining.

To the first floor, there are three













well-proportioned bedrooms, with the principal bedroom benefitting from a modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. To the front, a driveway provides off-road parking for two vehicles, with further on-street parking available nearby. The detached garage offers additional parking or useful storage, whilst an EV charging point further enhances the home's modern appeal. Gated side access leads to the enclosed rear garden, featuring a paved patio area ideal for outdoor dining and seating, a second patio providing further entertaining space, and a generous lawned garden offering plenty of room for families, pets or keen gardeners to enjoy.

A superb opportunity to acquire a nearly new detached home in a desirable and well-connected location, enjoying attractive open views across the development's central green, pond and beyond to the Cheshire countryside.













**Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Please note there is an annual maintenance charge of £167.81 for the estate.

**Need to Sell**

For a FREE valuation please call or e-mail and we will be happy to assist.

**AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.







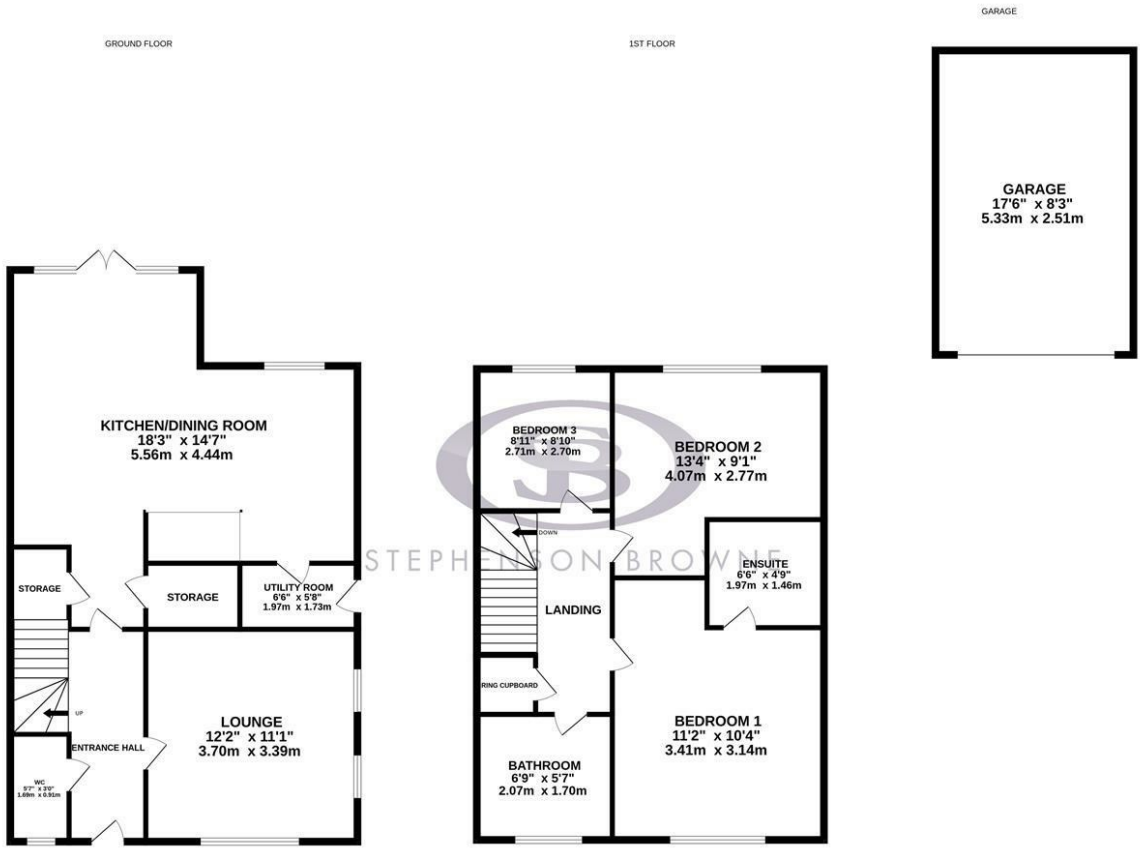







N BROWNE

# Floorplans



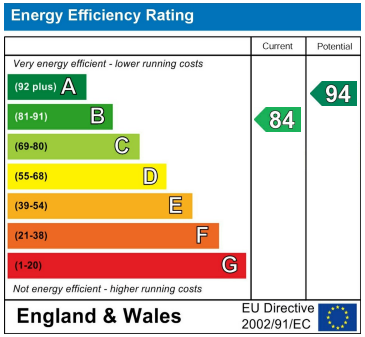

01260 545600

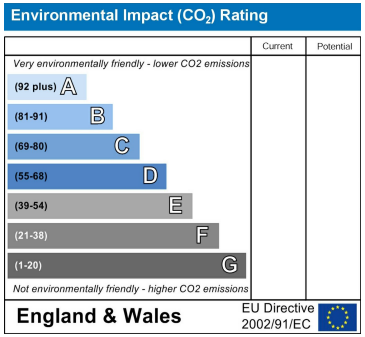
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

# Area Map




# EPC Rating




# Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64