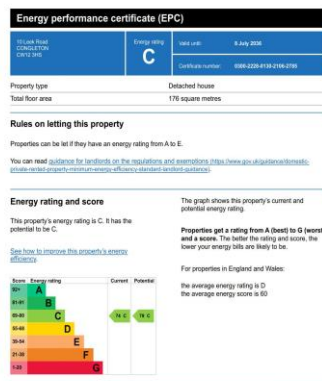
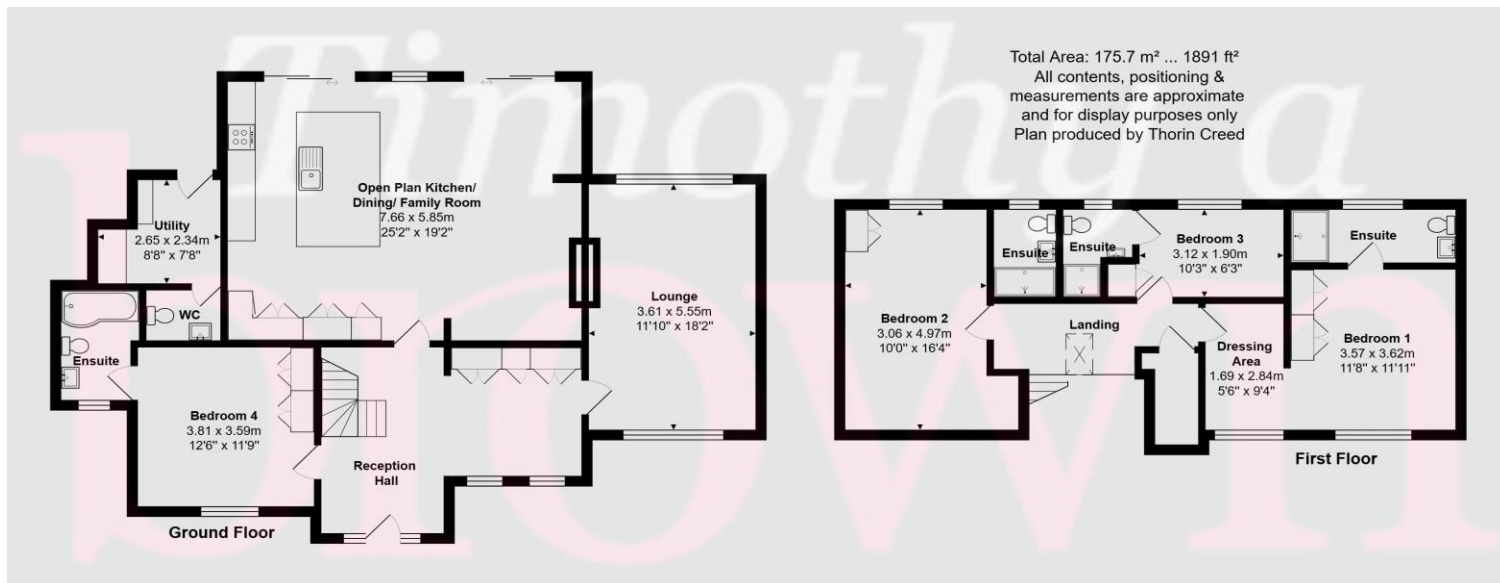
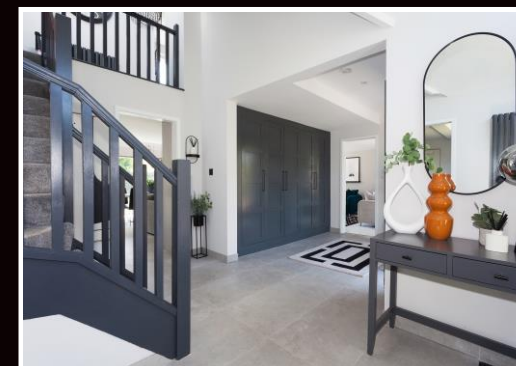


Timothy a brown



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

www.timothyabrown.co.uk

10 Leek Road
Congleton, Cheshire CW12 3HS

Selling Price: Offers Over £650,000

- EXCEPTIONAL CONTEMPORARY DETACHED FAMILY HOME
- APPROX 1,900 SQ FT OF LUXURY ACCOMMODATION
- FOUR DOUBLE BEDROOMS, ALL WITH EN-SUITES
- STUNNING OPEN-PLAN LIVING & DINING KITCHEN
- BESPOKE CLARKE KITCHEN WITH NEFF APPLIANCES
- LANDSCAPED PRIVATE GARDENS & INDIAN STONE TERRACE
- EXTENSIVE DRIVEWAY WITH AMPLE PARKING
- WALK TO THE STATION, SCHOOLS & LOCAL AMENITIES

FOR SALE BY PRIVATE TREATY (Subject to contract)

An exceptional architect-designed detached residence of uncompromising quality, offering approximately 1,900 sq ft of beautifully appointed accommodation that perfectly blends striking contemporary design with luxurious family living.

Constructed and finished to an exacting specification throughout, this outstanding home delivers a seamless combination of space, style and practicality, with every detail carefully considered.

The impressive contemporary façade immediately sets the tone, whilst inside an elegant reception hall with vaulted ceilings, feature glazing and porcelain tiled flooring creates an unforgettable first impression. Flooded with natural light, the reception hall leads effortlessly into accommodation that has been thoughtfully designed for both everyday family life and sophisticated entertaining.

Undoubtedly the heart of the home is the magnificent 24ft open-plan kitchen, living and dining space. Designed with modern lifestyles in mind, the bespoke Clarke Kitchens installation features an extensive range of high-gloss cabinetry, luxurious quartz work surfaces, premium Neff appliances, a full-height pantry, integrated wine chiller and an impressive central island incorporating a breakfast bar.

Expansive sliding doors with electric blinds open directly onto the generous Indian stone terrace, creating a wonderful connection between the indoor and outdoor living spaces. Complementing this spectacular family area is a beautifully proportioned formal lounge featuring bespoke fitted cabinetry, a contemporary media wall and electric log-effect fire, providing a stylish yet comfortable retreat.

The versatility of the accommodation is further enhanced by an excellent ground floor double bedroom complete with luxury Sharpes fitted wardrobes and a beautifully appointed en-suite bathroom, making it ideal for guests, multi-generational living or those seeking accommodation on one level.

To the first floor, a striking galleried landing leads to three further beautifully presented bedrooms. The luxurious principal suite enjoys bespoke Sharpes wardrobes flowing seamlessly into a dedicated dressing room, together with an elegant en-suite shower room finished with premium porcelain tiling. Bedroom two also benefits from fitted wardrobes and its own en-suite shower room, whilst bedroom three is likewise served by a stylish en-suite, ensuring every bedroom enjoys its own private facilities.



Further practical additions include a well-equipped utility room, guest cloakroom, extensive built-in storage throughout and a high-specification Baxi Platinum gas central heating system.

Outside, the property occupies a generous, private plot approached via a sweeping tarmacadam driveway providing extensive off-road parking for several vehicles. Established hedgerows and mature planting create an attractive frontage, whilst to the rear an expansive grey Indian stone terrace provides the perfect setting for outdoor entertaining, overlooking extensive lawned gardens that enjoy an excellent degree of privacy.

The Perfect Address Occupying a prime position on the desirable outskirts of Congleton, this exceptional home offers the perfect balance between peaceful residential living and everyday convenience. Congleton railway station is less than a five-minute walk away, providing excellent commuter links to Manchester, Stoke-on-Trent and beyond. A thriving local parade of shops is also within easy walking distance, including a chemist, traditional bakery, hardware store, convenience store, barbers, hairdressers, post office and the increasingly popular Wonky Pear micro-bar, offering a relaxed and welcoming setting to meet friends and neighbours. Families are particularly well catered for, with the highly regarded Mossley C of E Primary School close by, together with a choice of day nurseries and before and after-school childcare facilities.

Combining exceptional craftsmanship, luxurious specification, outstanding versatility and a superb location, 10 Leek Road represents a rare opportunity to acquire a fine contemporary family home. A truly outstanding executive residence where exceptional design, premium finishes and an enviable lifestyle combine to create one of the area's most desirable homes.

The accommodation briefly comprises: (all dimensions are approximate)

ENTRANCE : Composite panelled door with PVCu double glazed and full length side panels with integrated blinds.

RECEPTION HALL 18' 6" x 13' 9" (5.63m x 4.19m) : Angular ceilings with low voltage downlighters inset. Two full length picture windows to front aspect. Two anthracite grey contemporary style wall mounted radiators. A bank of two double and one single cloaks cupboards. Porcelain floor tiles. Return stairs to first floor.

LOUNGE 18' 2" x 11' 10" (5.53m x 3.60m) : PVCu double glazed window to front aspect. Two anthracite grey contemporary style radiators. Fitted cupboards. Bespoke media wall with space for TV. Ezeeglow contemporary log effect electric fire. Impressive PVCu double glazed picture windows to rear aspect.



BEDROOM 4 - GROUND FLOOR 12' 5" x 11' 9" (3.78m x 3.58m) : PVCu double glazed picture window to front aspect. 'Sharpes' custom built-in two double fitted wardrobes. Anthracite grey contemporary style wall mounted radiator.

ENSUITE 8' 1" x 5' 0" (2.46m x 1.52m) : PVC double glazed window to front aspect. White suite comprising; low level W.C. with concealed cistern, ceramic wash hand basin with cupboard below and panelled bath with glass screen and mains fed shower with rainfall shower head and attachment. Porcelain wall tiles. Anthracite grey contemporary style wall mounted radiator.

OPEN PLAN KITCHEN LIVING DINING AREA 24' 9" x 19' 2" (7.54m x 5.84m) Overall :

KITCHEN AREA : Low voltage downlighters inset. Bespoke custom made 'Clarke Kitchen' with an extensive range of high gloss eye level and base units. Full length pantry cupboard. All handleless and with soft closers. Deep pan drawers. Quartz preparation surfaces with 5-ring induction hob inset. Built-in Neff double electric oven. Integrated larder fridge and freezer. Large quartz central island with preformed drainer and composite one and a half sink unit with chefs tap extending to provide a breakfast bar with seating for 4 to include base cupboards and integrated wine chiller. Porcelain floor tiles. PVCu double glazed sliding door to rear with electric blinds.

LIVING AREA : Low voltage downlighters inset. Feature media wall with space for TV and below is a contemporary Ezeeglow log effect electric fire with cupboards to each alcove. Porcelain floor tiles.

DINING AREA : Anthracite grey contemporary style radiator. Porcelain floor tiles. PVCu double glazed PVCu double glazed sliding door to rear aspect with electric blinds.

UTILITY 8' 7" x 7' 7" (2.61m x 2.31m) : Quartz preparation surface with high gloss eye level and base units. Cupboard housing integral washing machine. Cupboard housing wall mounted Baxi Platinum gas central heating boiler. Anthracite grey contemporary style radiator. Porcelain floor tiles. PVCu double glazed door to rear.

GUEST CLOAKROOM : Low level W.C. Ceramic wash hand basin with drawers beneath. Anthracite grey contemporary radiator. Porcelain floor tiles.

GALLERIED LANDING : Angular ceiling. Velux roof light. Anthracite grey contemporary style radiator. Deep recessed store cupboard.

BEDROOM 1 FRONT 12' 0" x 11' 8" (3.65m x 3.55m) : PVCu double glazed window to front aspect. Custom built-in wardrobe by Sharpes, all double hanging.



DRESSING ROOM 9' 5" x 5' 9" (2.87m x 1.75m) : PVCu double glazed window to front aspect. Anthracite grey contemporary style radiator.

ENSUITE 11' 8" x 3' 10" (3.55m x 1.17m) : PVCu double glazed window to rear aspect. Low level W.C. with concealed cistern. Resin wash hand basin with mixer tap and cupboard below. Large shower cubicle with glass sliding door and mains fed shower with rainfall head and attachment. Porcelain wall and floor tiles. Anthracite grey contemporary style radiator.

BEDROOM 2 REAR 16' 4" x 10' 0" (4.97m x 3.05m) : PVCu double glazed window to rear aspect. Anthracite grey contemporary style radiator. Custom built double wardrobe by Sharpes, all double hanging. Under eaves storage.

ENSUITE 6' 4" x 4' 5" (1.93m x 1.35m) : PVCu double glazed window to rear aspect. Low level W.C. with concealed cistern. Resin wash hand basin with mixer tap and drawers below. Large walk-in shower cubicle with glass screen and mains fed shower with rainfall shower head and attachment. Anthracite grey contemporary style radiator. Porcelain wall and floor tiles.

BEDROOM 3 REAR 10' 3" x 6' 3" (3.12m x 1.90m) : PVCu double glazed window to rear aspect. Anthracite grey contemporary style radiator.

ENSUITE 6' 4" x 4' 10" (1.93m x 1.47m) : PVCu double glazed window to rear aspect. Low level W.C. in concealed cistern. Ceramic wash hand basin with cupboard below. Shower cubicle with mains fed shower and rainfall shower head and attachment. Porcelain wall and floor tiles.

Outside : FRONT : Sweeping tarmacadam driveway to the side which then extends to the front of the property providing additional parking and a deep wall, established border and mature hedgerow forms the front boundary. The garden extends to the front and side mainly laid to lawn and to the front is Indian stone paving.

REAR : The rear gardens are private. Adjacent to the rear of the property is a grey Indian stone paved terrace creating an ideal outside dining and seating area beyond which are extensive lawned gardens.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

TAX BAND: LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 3HS

