



STEPHENSON BROWNE



## Lewis Way, Congleton

CW12 2PZ



£450,000

## DESCRIPTION

Tucked away at the end of an exclusive development, this immaculately presented four-bedroom detached residence enjoys a prime position with delightful views over mature greenery, creating a true sense of privacy and tranquillity. Built in 2023 by Bloor Homes, the property also benefits from the remainder of its NHBC guarantee, offering peace of mind to prospective buyers. Surrounded by scenic countryside walks right on your doorstep, yet just a five-minute drive from Congleton town centre with excellent transport links, this home perfectly balances rural charm with modern convenience, ideal for families or those seeking a peaceful retreat.

Internally, the property is beautifully appointed throughout. A welcoming entrance hall leads into a spacious lounge, perfect for both relaxing and entertaining. To the rear, the heart of the home is a bright and airy open-plan kitchen diner, featuring a high-quality fitted kitchen with integrated appliances and elegant French doors opening onto the garden. A separate utility room offers additional practicality and direct access from the kitchen.

Upstairs, four well-proportioned bedrooms provide generous accommodation. The principal and second bedrooms both benefit from stylish en suite facilities, with the principal suite further enhanced by fitted wardrobes. A contemporary family bathroom serves the remaining bedrooms.

Externally, the landscaped rear garden is predominantly laid to lawn,



complemented by a paved patio area, perfect for outdoor seating and alfresco dining during the warmer months. Side access adds convenience, while the front of the property offers off-road parking for two vehicles, an integral garage, and a beautifully maintained lawn with mature planting and shrubs.

This exceptional home combines space, style, and a sought-after location. Early viewing is highly recommended.

## ROOM DESCRIPTIONS

### Hallway

16'5" x 6'3" (incl stairs)  
External composite front entrance door, Amtico herringbone style flooring, ceiling light fitting, central heating radiator with radiator cover, power points, providing access to all ground floor accommodation and stair access to the first floor accommodation.

### Lounge

16'5" x 10'7"  
UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

### Open Plan Kitchen / Dining Room

21'5" x 9'6"  
Upgraded Kitchen comprising wall and base units with work surface over, inset sink with single drainer and mixer tap, AEG double combination oven, integrated fridge freezer, dishwasher, AEG four ring gas hob with extractor over, ceiling spotlights, UPVC double glazed window to the rear elevation, power points, Amtico herringbone wood effect flooring throughout. To the dining area is a ceiling light fitting, central heating radiator, French doors with two UPVC double glazed windows to either side leading out into the rear garden, direct access into the utility and integral garage, power points.

### Utility

5'10" x 5'9"  
Wall and base units, space and plumbing for a washing machine and dryer, houses the boiler, extractor fan, ceiling light fitting, Amtico wood effect flooring, external access door out into the rear garden, direct access into the WC, power points.



### WC

5'9" x 3'3"

Low level WC, hand wash basin with mixer tap, ceiling light fitting, central heating radiator, extractor fan, Amtico herringbone style flooring.

### Integral Garage

20'4" x 9'9"

Up and over garage door, power and light.

### Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, central heating radiator, power points, access into the loft void.

### Bedroom One

13'4" x 9'9"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, built in mirrored wardrobes, power points, direct access into the En suite.

### En Suite

7'0" x 6'5"

Three piece white suite comprising low level WC, hand wash basin with mixer tap and tiled splash back, walk in mixer shower with tiled splash back and removable shower head, tiled flooring, extractor fan, ceiling spotlights, UPVC double glazed opaque window to the front elevation, central heating radiator.

### Bedroom Two

9'11" x 8'9"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, power points, direct access into the en suite.

### En Suite

6'9" x 5'8"

Three piece white suite comprising low level WC, hand wash basin with mixer tap and tiled splash back, walk in electric shower with tiled splash back and removable shower head, ceiling spotlights, central heating radiator, tiled flooring, UPVC double glazed window to the side elevation, extractor fan.

### Bedroom Three

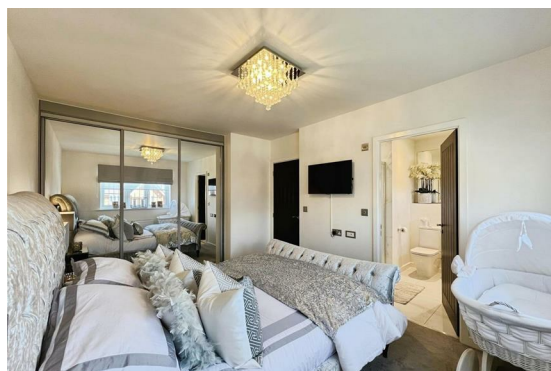
10'10" x 10'2"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

### Bedroom Four

9'1" x 8'2"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.



### **Family Bathroom**

7'9" x 7'4"

Three piece white suite comprising low level WC, hand wash basin with mixer tap and tiled splash back, low level bath with shower over and tiled splash back, ceiling spotlights, central heating radiator, UPVC double glazed opaque window to the rear elevation, tiled flooring, shavers port.

### **Externally**

To the front of the property, there is a tarmac driveway providing off-road parking for two vehicles. To the left, a well-maintained lawn is complemented by a mature flower bed. Side access leads to the rear garden, which is mainly laid to lawn and features a paved patio area, ideal for outdoor seating and alfresco dining along with space for additional outdoor storage.

### **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 payable of £235.92 per year.

### **Need to Sell?**

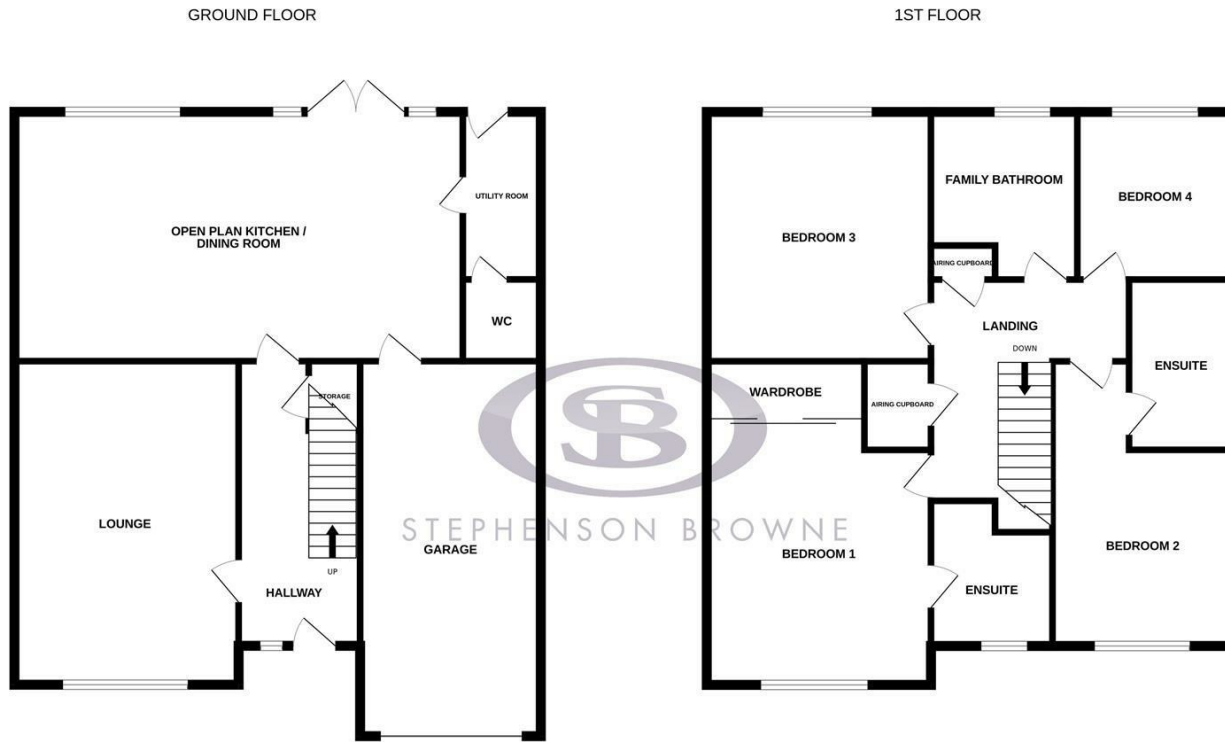
For a FREE valuation please call or e-mail and we will be happy to assist.

### **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.

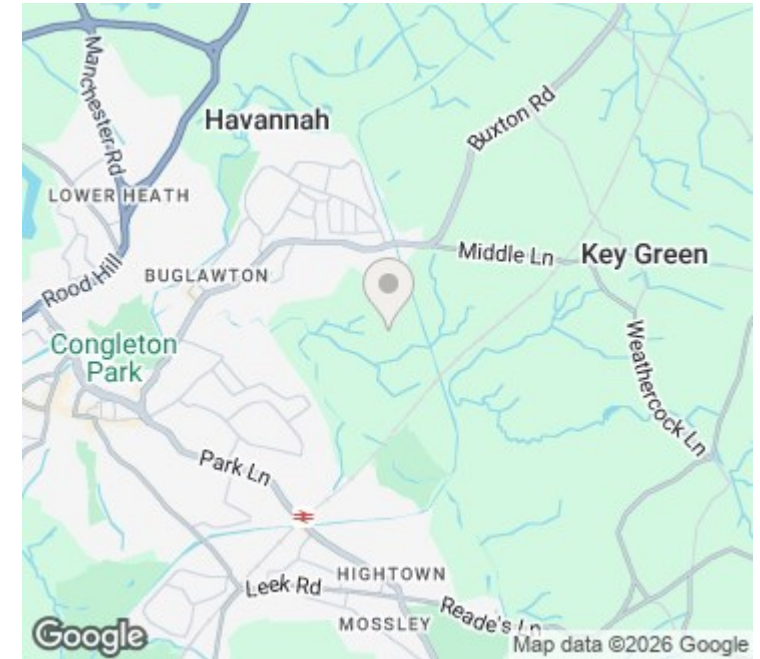


# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and areas are approximate. 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.  
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# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>92</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

# 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.

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