



11 Juniper Avenue, Somerford, Congleton, CW12 4ZH

Offers Over £259,000

- Three-Bedroom Mid-Mews Home
- Constructed in 2019 By Reputable Builder Barratt Homes
- Well Appointed Kitchen With Quality Fixtures & Fittings & Open Plan Dining Area
- Downstairs Cloakroom
- Master Bedroom With En Suite
- Fully Enclosed Garden Ideal For Relaxing or Entertaining
- Off-Road Parking For Two Vehicles
- Situated Close To Local Schools, Shops & Transport Links
- Turn-Key Opportunity Ideal For Families Or Professionals

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Modern Elegance in a Sought-After Location, welcome to this beautifully constructed three-bedroom mid-mews home, perfectly positioned in one of Somerford's most popular residential areas. Designed with modern living in mind and constructed in 2019 by the reputable builder Barratt Homes, this home offers a stylish and practical layout, featuring well-proportioned living areas, contemporary finishes, and an abundance of natural light throughout.



Council Tax Band: C



The property comprises of a well-appointed kitchen with quality fittings and an open plan dining area, with direct access via French doors to the patio area and low maintenance garden area. The inviting lounge offers plenty of living space for the prospective new purchaser.

For your convenience and to complete the ground floor accommodation there is downstairs cloakroom.

To the first floor there are three bedrooms, including the principal suite with access to the master suite, serving the remaining two bedrooms is the modern family bathroom.

Externally you'll find a fully enclosed garden ideal for relaxing or entertaining, along with off-road parking for two vehicles for added convenience.

This immaculate home overlooks beautiful greenery and certainly exudes kerb appeal while the village green is on your doorstep.

Situated close to local schools, shops, and transport links, Juniper Avenue combines the best of modern comfort and everyday practicality, making it the perfect choice for families, professionals, or anyone seeking a new home in a thriving community.

Locally, the property sits in the rural hamlet of Somerford and is surrounded by abundant countryside as well as being a moments journey to the plentiful amenities of Congleton, fantastic schools at both primary and secondary level and efficient commuter links make this a home a turn- key opportunity for an array of purchasers.

Entrance Hallway

Having a composite front entrance door with access into the hallway. Vinyl flooring. Radiator. Stairs to the first floor accommodation

Lounge

16'3" x 11'11"

Having a UPVC double glazed window to the front aspect. Double radiator.

Kitchen

15'1" x 10'5"

Having a UPVC double glazed window to the rear aspect and UPVC French doors with access to the garden and patio area. Comprising of a range of high gloss wall cupboard and base units with work surfaces and matching upstands - incorporating a stainless steel sink and drainer with chrome mixer tap over. Single oven and gas hob with stainless steel Zanussi extractor hood over. Integrated fridge and freezer, dishwasher and washing machine. Vinyl flooring. Double radiator. Recessed downlights. Handy storage cupboard with space for tumble dryer and hanging space.

Ground Floor WC

5'3" x 3'0"

Comprising of a two piece suite featuring WC with push flush, corner pedestal wash hand basin with chrome mixer tap over with splashback. Radiator. Vinyl flooring. Extractor fan.

First Floor Landing

Access to the loft. Radiator. Handy storage cupboard.

Loft is boarded with a retractable ladder for access.

Master Bedroom

11'11" x 8'5"

Having a UPVC double glazed window to the front aspect. Radiator. Fitted mirrored wardrobe. Access into the en suite

En Suite

8'7" x 4'5"

Comprising of a white modern suite featuring a shower cubicle with shower over, pedestal wash hand basin with chrome mixer taps and splashback, WC with push flush. Radiator. Extractor fan. Recessed downlights. Vinyl flooring.

Bedroom Two

10'2" x 8'5"

Having a UPVC double glazed window to the rear aspect overlooking the garden. Radiator.

Bedroom Three

8'9" x 6'3"

Having a UPVC double glazed window to the front aspect. Radiator.

Family Bathroom

5'6" x 6'3"

Having a UPVC double glazed obscure window to the rear aspect. Featuring a panel bath with chrome mixer tap over, wall mounted wash hand basin with chrome mixer taps and splashback, WC with push flush. Radiator. Extractor fan. Vinyl flooring.

Externally

To the front of the property there is private off-road parking for two vehicles. EV car charging point

To the rear of the property there is a patio and low maintenance lawned garden area-gated access to the side for bins.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots



First Floor

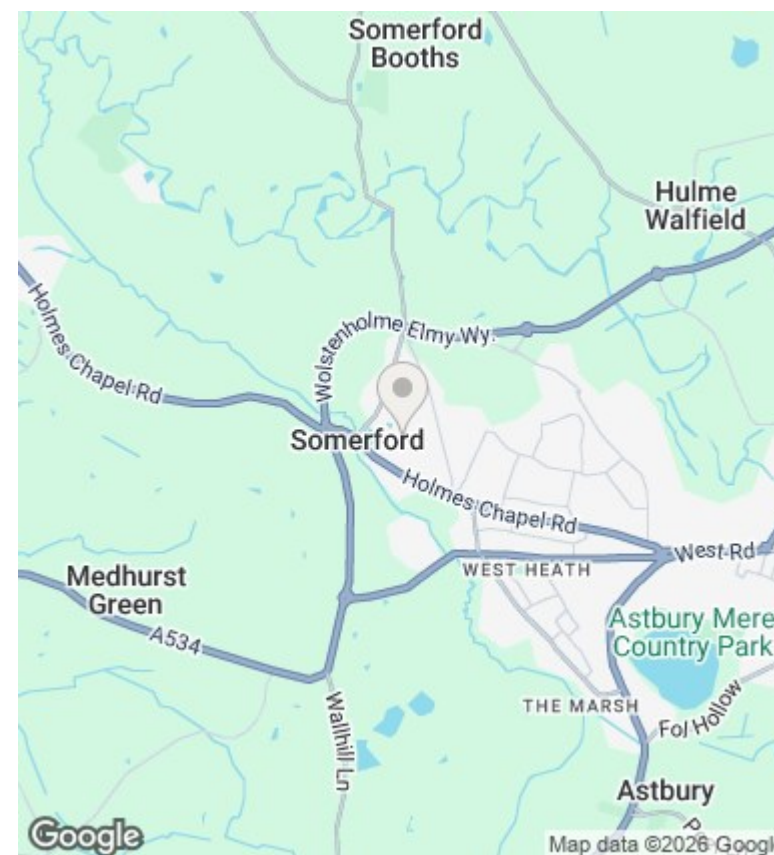
Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	2676 x 1918mm	8'9" x 6'4"
Bathroom	1702 x 1918mm	5'7" x 6'4"

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

KEY B Boiler
ST Stairs
wm Washing machine space

f/f Fridge/freezer space
+ Dimension location



Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		