

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : Composite panelled door to:

RECEPTION HALL 22' 6" x 3' 6" (6.85m x 1.07m) : Low voltage downlighters inset. 13 Amp power points.

GUEST CLOAKROOM : White suite comprising: Low level W.C. and pedestal wash hand basin. Single panel central heating radiator.

LOUNGE 13' 4" x 13' 0" (4.06m x 3.96m) : Dual aspect PVCu double glazed windows. Single panel central heating radiator. Midea air conditioning unit served by air source heat pump. 13 Amp power points. TV point.

OPEN PLAN DINING KITCHEN 17' 5" x 13' 0" (5.30m x 3.96m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Range of grey eye level and base units having matching preparation surfaces over, with 1.5 stainless steel single drainer sink unit inset with mixer tap. Built in stainless steel 4 ring induction hob with extractor hood over and stainless steel splashback. Built in electric oven and grill. Integrated fridge/freezer. Space and plumbing for dishwasher. The preparation surface continues to create a breakfast bar with seating for 4. Midea air conditioning unit served by air source heat pump. 13 Amp power points. Grey marble effect tiled floor. PVCu double glazed French doors to rear garden.

UTILITY 6' 10" x 5' 8" (2.08m x 1.73m) : Grey eye level and base units with granite effect preparation surfaces, with space and plumbing for washing machine below. 13 Amp power points. Grey marble effect tiled floor. Door to integral garage.

BEDROOM 1 FRONT 13' 6" x 11' 6" (4.11m x 3.50m) : PVCu double glazed window to front aspect. Single panel central heating radiator. Midea air conditioning unit served by air source heat pump. 13 Amp power points.

BEDROOM 2 FRONT 10' 0" x 10' 0" (3.05m x 3.05m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 SIDE 13' 3" x 6' 9" (4.04m x 2.06m) : PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 3" x 6' 10" (2.21m x 2.08m) : Modern white suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with chrome mixer tap and glass screen. Chrome centrally heated towel radiator. Grey marble effect tiled floor.

Outside :

FRONT : Driveway providing off road parking for at least 2 vehicles.

REAR : Fully enclosed with timber lapped fencing with raised chunky railway sleeper borders with generous lawns and paved perimeter pathway. To one side is the wide store area with timber garden shed and access via a gate to the front.

INTEGRAL GARAGE 18' 6" x 9' 0" (5.63m x 2.74m) Internal measurements: Electrically operated roller shutter door. Power and light. Wall mounted Ideal Logic gas combi boiler. Cold water tap.

TENURE : Freehold (subject to solicitor's verification). £450 per annum service charge to Residents Association Management company.

SERVICES : Mains water, electricity and gas. Air sourced heat pump. Private water treatment plant.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV CW12 2GY



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.

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1 Fairmill Grove,
Congleton, Cheshire CW12 2GY

Selling Price: £350,000

- LUXURIOUS MODERN THREE BEDROOM DETACHED BUNGALOW
- EXCLUSIVE CUL-DE-SAC DEVELOPMENT OF JUST 14 HOMES
- OVER 960 SQ FT OF ACCOMMODATION PLUS INTEGRAL GARAGE
- SUPERB OPEN PLAN DINING KITCHEN WITH FRENCH DOORS
- THREE WELL-PROPORTIONED BEDROOMS & MODERN BATHROOM
- ENERGY EFFICIENT – GAS CENTRAL HEATING & AIR SOURCE HEAT PUMP
- PRIVATE DRIVEWAY, ELECTRIC GARAGE & ENCLOSED REAR GARDEN
- HIGHLY REGARDED LOWER HEATH LOCATION – EXCELLENT TRANSPORT LINKS

FOR SALE BY PRIVATE TREATY (Subject to contract)

A LUXURIOUS AND HIGHLY SPECIFIED THREE BEDROOM DETACHED BUNGALOW, OCCUPYING A DELIGHTFUL POSITION WITHIN AN EXCLUSIVE CUL-DE-SAC DEVELOPMENT OF JUST 14 INDIVIDUALLY DESIGNED HOMES – OFFERING OVER 960 SQ FT OF WELL PRESENTED, ENERGY-EFFICIENT ACCOMMODATION, TOGETHER WITH AN INTEGRAL GARAGE, PRIVATE DRIVEWAY AND ENCLOSED GARDENS.

FREEHOLD – THREE BEDROOMS – OVER 960 SQ FT PLUS GARAGE – EXCLUSIVE DEVELOPMENT OF ONLY 14 HOMES – IMPRESSIVE OPEN PLAN DINING KITCHEN – AIR SOURCE HEAT PUMP AIR CONDITIONING – GAS CENTRAL HEATING – INTEGRAL GARAGE WITH ELECTRIC DOOR – PRIVATE DRIVEWAY – ENCLOSED GARDENS – RESIDUE OF 10 YEAR NHBC WARRANTY

Modern bungalows of this quality are a particularly scarce commodity, and 1 Fairmill Grove represents a superb opportunity to acquire an impressive, beautifully appointed home combining the convenience of single-storey living with the specification, efficiency and clean architectural lines of a modern property.

Fairmill Grove itself is an attractive and highly regarded development of only 14 individually designed homes, constructed by a private developer and pleasantly positioned on the northern fringes of Congleton. The small scale of the development creates a more exclusive and established feel than that often associated with larger modern estates.

The property provides in excess of 960 sq ft of thoughtfully planned accommodation, in addition to its attached garage, and has been designed to provide an excellent balance of living and bedroom space.

A composite entrance door opens into an impressive 22'6" reception hall, immediately creating a sense of space and providing access to the principal rooms. There is also a useful contemporary guest cloakroom.



The comfortable dual-aspect sitting room benefits from excellent natural light and is supplemented by a Midea air-conditioning unit served by an air source heat pump – a feature also found within the principal bedroom and dining kitchen.

Undoubtedly one of the highlights of the home is the superb 17'5" open plan dining kitchen, providing a sociable and contemporary heart to the property. It is fitted with an extensive range of grey cabinetry complemented by contrasting work surfaces and a breakfast bar comfortably seating four.

Integrated appliances include an induction hob, electric oven and grill and fridge/freezer, whilst there is provision for a dishwasher. Grey marble-effect tiled flooring adds a smart finishing touch and French doors open directly onto the enclosed rear garden, allowing the internal and external spaces to connect particularly well during the warmer months.

A separate utility room provides additional storage and laundry facilities, together with convenient internal access into the garage.

There are three well-proportioned bedrooms, offering considerable flexibility for those requiring guest accommodation, a home office or hobby room. The principal bedroom is a generous double and features its own air-conditioning unit, whilst bedroom two is also a comfortable double. The third bedroom makes an excellent single bedroom, study or occasional guest room.

Serving the bedrooms is a stylish modern bathroom fitted with a crisp white suite comprising panelled bath with shower arrangement and glass screen, wash basin and WC, complemented by a chrome heated towel rail and grey marble-effect tiled flooring.

Importantly, the home has been designed with energy efficiency and modern-day comfort firmly in mind,



combining gas-fired central heating with air source heat pump air-conditioning units, high-security double-glazed windows and doors and the remaining benefit of its original 10 year NHBC warranty.

Outside

To the front, a private driveway provides off-road parking for at least two vehicles and gives access to the integral single garage.

The 18'6" integral garage is equipped with power and lighting and features an electrically operated roller shutter door. It also houses the Ideal Logic gas combination boiler and has the benefit of a cold-water supply.

To the rear is a particularly pleasant and fully enclosed garden, predominantly laid to lawn with paved pathways and attractive raised borders formed with substantial railway sleepers. The garden offers excellent space for outdoor seating and entertaining, whilst a wide storage area to the side provides useful additional space and gated access back to the front.

The Location

Fairmill Grove enjoys a desirable position within the Lower Heath area of Congleton, close to the sought-after Giantswood Lane and with beautiful Cheshire countryside readily accessible. The pretty rural village of Hulme Walfield lies nearby, whilst Westlow Mere provides an attractive setting for countryside walks virtually from the doorstep.

Despite its pleasant position on the fringes of town, everyday amenities are particularly convenient. Congleton Retail Park, including Tesco and Marks & Spencer Food, is within easy reach, as is Congleton town centre with its excellent selection of independent shops, restaurants, cafés, bars and essential services.



The location is also particularly convenient for Eaton Bank Academy, whilst Congleton offers a broad choice of educational, recreational and leisure facilities. Astbury Mere Country Park provides further opportunities for walking and outdoor pursuits, with the surrounding Cheshire countryside and the edge of the Peak District offering an enviable backdrop for those who enjoy an active lifestyle.

For commuters, the property is exceptionally well placed. Immediate access to the A34 and Congleton Link Road provides convenient connections towards Macclesfield and Manchester to the north and the Potteries and wider motorway network to the south. Congleton railway station also provides useful rail connections, making the location well suited to those travelling throughout the North West and beyond.

For purchasers seeking the ease of bungalow living without compromising on space, style or modern specification, 1 Fairmill Grove is a particularly compelling proposition. With three bedrooms, an impressive open plan dining kitchen, integral garage, private parking and enclosed gardens – all within an exclusive development of just 14 homes – early viewing is strongly recommended.

