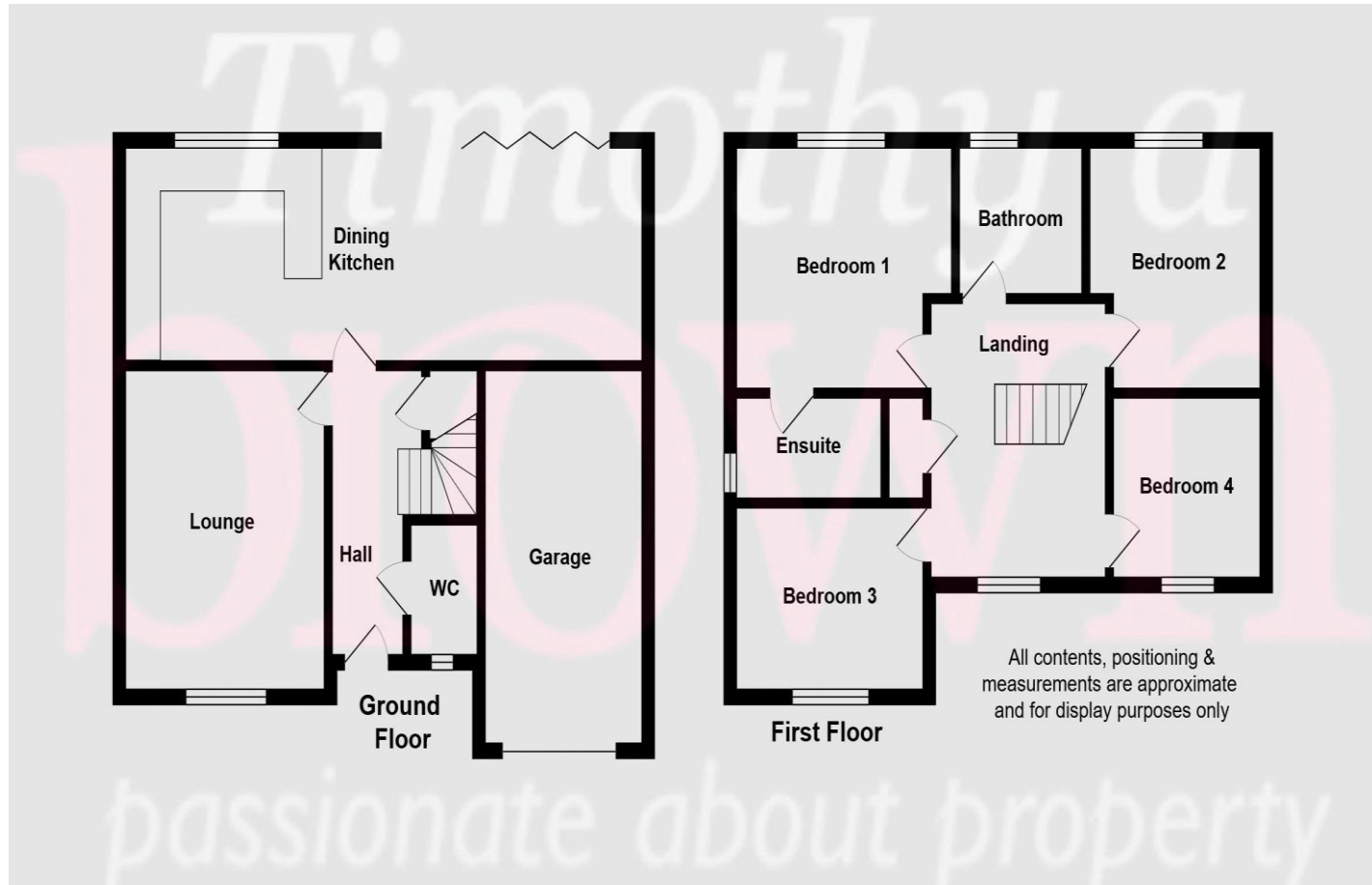


Timothy a brown



Energy performance certificate (EPC)	
Address: 18 Elmwood Drive, Congleton, Cheshire, CW12 4QY	Issue date: 14 January 2025
Rating: B	Certificate number: 186-104243-1460-4971
Property type: Detached house	Total floor area: 118 square metres
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/landlord-energy-guidance . https://www.gov.uk/landlord-energy-guidance	
Energy rating and score The graph shows this property's current and potential energy rating. This property's energy rating is B. It has the potential to be A. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. See how to improve this property's energy efficiency.	
	For properties in England and Wales: the average energy rating is D the average energy score is 40

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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18 Elmwood Drive
 Congleton, Cheshire CW12 4QY

Selling Price: Offers Over £440,000

- STUNNING FOUR BEDROOM DETACHED 'SEDDONS' HOME
- CONTEMPORARY OPEN-PLAN LIVING DINING KITCHEN
- LUXURIOUS EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- DOUBLE WIDTH DRIVEWAY & INTEGRAL GARAGE
- LOW MAINTENANCE SOUTH FACING GARDENS
- IDEAL FOR GROWING FAMILIES
- WITHIN WALKING DISTANCE TO PRIMARY & SECONDARY SCHOOLS
- NO ONWARD CHAIN



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

No Onward Chain

Discover the epitome of modern family living in The Carron at the prestigious Seddon Homes Elmwood development. This beautifully presented four-bedroom detached home offers spacious, contemporary living ideal for young professionals and growing families.

Step inside and you're welcomed by a bright entrance hall with stylish Karndean flooring, setting the tone for the quality found throughout. The generous lounge to the front provides a peaceful retreat, perfect for relaxing evenings.

The heart of the home is the impressive open-plan living, dining and kitchen space stretching almost 30ft. Designed for both everyday living and entertaining, this superb area features sleek handleless cabinetry, quartz-effect worktops, integrated appliances, and a large peninsula with breakfast bar seating for three. The space flows effortlessly into the dining and living area, where wide PVCu folding sliding doors open directly onto the rear garden, creating a seamless indoor-outdoor lifestyle.

Upstairs, the galleried landing leads to four well-proportioned bedrooms. The master bedroom enjoys a built-in wardrobe and a stylish en-suite with a large Aqualisa shower enclosure. The remaining bedrooms are equally versatile, ideal for children, guests or home working, and are served by a contemporary family bathroom.

Outside, the SOUTH-FACING rear garden is designed for low-maintenance enjoyment, featuring a paved terrace and high-quality artificial grass — perfect for year-round use. There is gated access to the side and a cold water tap. To the front, the property benefits from a double-width driveway and an integral garage with power, lighting and an Ideal Logic combi boiler.

Elmwood offers a peaceful escape while remaining within easy reach of Congleton's vibrant town centre. Enjoy convenient access to shops, restaurants, schools and leisure facilities, with the beautiful Cheshire countryside and the Peak District close by for weekend adventures.

Invest in this exceptional modern home at Elmwood and enjoy Seddon's renowned build quality, thoughtful layouts and contemporary design.

Don't miss the chance to make this stunning property your next home. Contact us today to arrange your viewing.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE HALL 13' 8" x 4' 10" (4.16m x 1.47m): Composite door with glazed centre panel. Single panel central heating radiator. Limewashed oak effect Karndean floor. Return stairs to first floor. Understairs store cupboard.

GUEST CLOAKROOM: PVCu double glazed window to front aspect. White suite comprising: Low level W.C. with concealed cistern and ceramic wall hung wash hand basin. Single panel central heating radiator. Oak effect Karndean floor.

LOUNGE 14' 9" x 11' 3" (4.49m x 3.43m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

OPEN PLAN LIVING DINING KITCHEN 29' 8" x 9' 10" (9.04m x 2.99m):

Kitchen Area 12' 3" x 9' 10" (3.73m x 2.99m): PVCu double glazed window with garden aspect. Range of handleless matt finished fronted eye level and base units in white with quartz effect preparation surfaces over with stainless steel 1.5 sink unit inset. Built in double electric fan assisted oven and grill with microwave oven. Integrated fridge, freezer, dishwasher and washing machine. The preparation surface extends to a peninsula with breakfast bar with seating for three, with stainless steel 5 ring gas hob inset and ceiling suspended stainless steel and glass canopy extractor hood over. Kickboard heater. 13 Amp power points. Grey oak effect ceramic floor tiles.

Living Dining Area 17' 2" x 9' 10" (5.23m x 2.99m): Double panel central heating radiator. 13 Amp power points. Grey oak effect ceramic floor tiles. System of PVCu double glazed folding sliding doors which open into the rear garden.

First Floor :

LANDING 13' 8" x 9' 9" (4.16m x 2.97m): Galleried landing with oak hand rail and stringers. PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Access to roof space. Built in linen cupboard.

BEDROOM 1 REAR 11' 0" x 10' 4" (3.35m x 3.15m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in double wardrobe.

EN-SUITE 8' 3" x 4' 6" (2.51m x 1.37m): PVCu double glazed window to side aspect. White suite comprising: Low level W.C. with concealed cistern, wall hung wash hand basin with chrome mixer tap and large shower enclosure with glass sliding door housing Aqualisa thermostatic shower. Wall mounted centrally heated towel radiator. Shaver point.

BEDROOM 2 REAR 10' 0" x 9' 7" (3.05m x 2.92m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 10' 4" x 9' 1" (3.15m x 2.77m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 FRONT 10' 2" x 9' 0" (3.10m x 2.74m) : PVCu double glazed window to front aspect. Single panel central heating radiator.

BATHROOM 7' 0" x 5' 7" (2.13m x 1.70m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. White suite comprising: Low level W.C. with concealed cistern, wall hung wash hand basin and panelled bath. Tiled to splashbacks. Chrome centrally heated towel radiator. Shaver point.

Outside :

FRONT : Double width driveway for two cars.

GARAGE 17' 9" x 8' 7" (5.41m x 2.61m) internal measurements: Up and over door. Power and light. Wall mounted Ideal Logic combi boiler.

REAR : Adjacent to the rear of the property are the southerly facing gardens formed with a paved terrace beyond which are gardens laid with artificial grass. Gated access to one side. Cold water tap.

TENURE : Freehold with common managed areas. Service charge is £161.33 per annum.

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: SATNAV CW12 4QY

