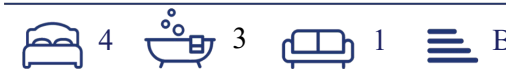




STEPHENSON BROWNE

## Lewis Way, Congleton

CW12 2PZ



£465,000



## DESCRIPTION

Set within a modern residential development, this impressive four-bedroom detached home offers spacious, well-designed accommodation arranged over two floors, making it an ideal choice for contemporary family living. The property presents attractive kerb appeal with a well-kept frontage, driveway parking, and an integral garage.

On the ground floor, the layout has been thoughtfully arranged to provide both open-plan living and separate reception space. A welcoming entrance hall leads through to a bright front-facing living room, offering a comfortable and private setting. To the rear of the property lies a superb open-plan kitchen, dining and living space, designed as the social hub of the home. The kitchen is fitted with a range of integrated appliances and provides ample workspace, while French doors open directly onto the garden, enhancing the sense of light and space. A separate utility space adds valuable practicality, and a ground floor WC is conveniently positioned off the hallway.

The first floor continues to impress with four well-proportioned bedrooms arranged around a central landing with useful storage. The principal bedroom benefits from fitted wardrobes and a contemporary en suite shower room, while a second bedroom also enjoys its own En suite facilities, making it ideal for guests or older children. Two further bedrooms provide flexible accommodation for family, home working, or hobbies, and are served by a modern family bathroom. Additional built-in storage is also available off the landing.

Externally, the rear garden is mainly laid to lawn with a paved patio area, creating a pleasant space for outdoor seating and



entertaining. Side access provides convenience, while the front of the property is finished with a driveway offering off-road parking and access to the garage.

Well presented throughout and offering a versatile layout, this home is perfectly suited to modern family life and early viewing is strongly recommended.



# ROOM DESCRIPTIONS

## Entrance Hall

15'8" x 6'9" (incl stairs)

External composite front entrance door, wood effect flooring, ceiling light fitting, central heating radiator with radiator cover, power points, providing access to all ground floor accommodation, integral garage and stair access to the first floor accommodation.

## Living Room

16'7" x 12'9"

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

## Living Dining Kitchen

30'4" x 9'5"

Fitted kitchen comprising wall and base units with work surface over, inset sink with single drainer and mixer tap, double combination oven, integrated fridge freezer, dishwasher, four ring gas hob with extractor over, ceiling spotlights, UPVC double glazed window to the rear elevation, power points, 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, power points.

## Utility Area

Fitted work surface with space and plumbing for washing machine and tumble dryer.

## WC

5'4" x 2'9"

Low level WC, hand wash basin with mixer tap, tiled splash back, ceiling light fitting, central heating radiator, extractor fan, wood effect flooring.

## Garage

20'7" x 9'9"

Power and lighting. Up and over door.

## 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

15'10" x 13'1" max

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.

## Ensuite One

7'7" x 5'4"

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, wood effect flooring, extractor fan, ceiling spotlights, central heating radiator.



**Bedroom Two**

13'2" x 12'2" max  
UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, power points, direct access into the en suite.

**Ensuite Two**

7'4" x 5'4"  
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, wood effect flooring, UPVC double glazed window to the front elevation, extractor fan.

**Bedroom Three**

12'3" x 10'6"  
UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

**Bedroom Four**

12'6" x 10'0"  
UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

**Family Bathroom**

7'6" x 7'0"  
Three piece white suite comprising low level WC, hand wash basin with mixer tap and tiled splash back, low level bath with shower heat attached and tiled splash back, ceiling spotlights, heated towel rail, UPVC double glazed opaque window to the rear elevation, wood effect flooring.

**Externally**

Externally, the rear garden is mainly laid to lawn with a paved patio area, creating a pleasant space for outdoor seating and entertaining. Side access provides convenience, while the front of the property is finished with a driveway offering off-road parking and access to the garage.

**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 estate maintenance charge of around £18 per month.

**Need to Sell?**

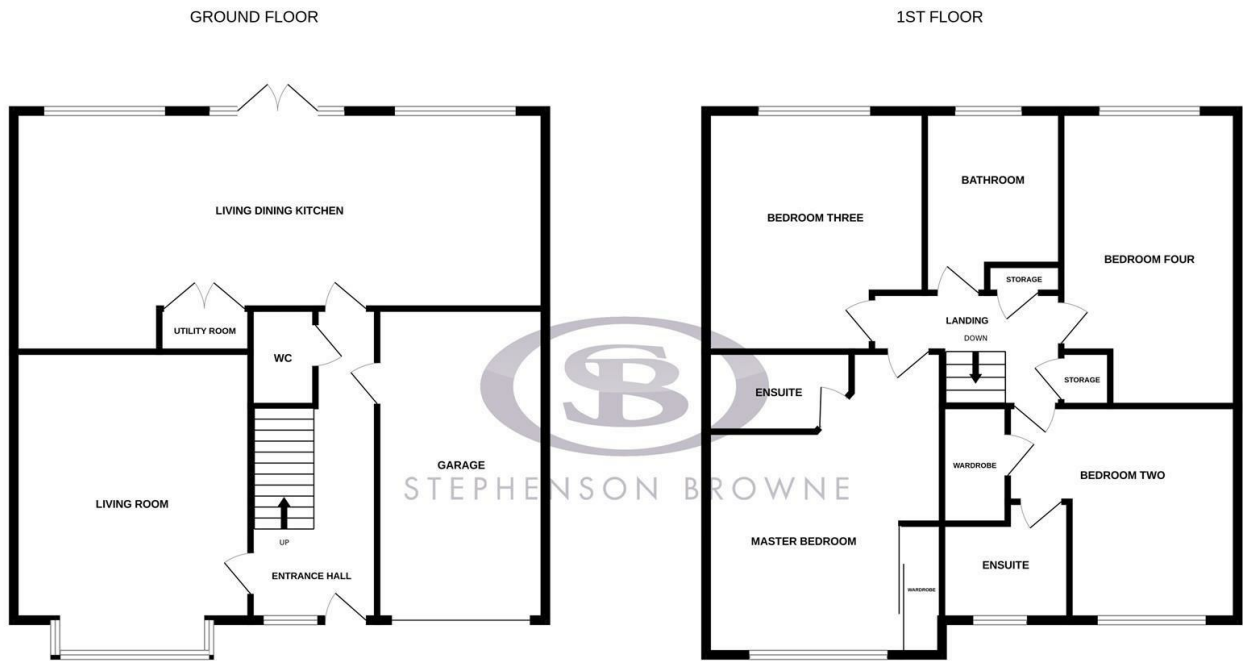
For a FREE valuation please call or e-mail and we will be happy to assist.

**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.



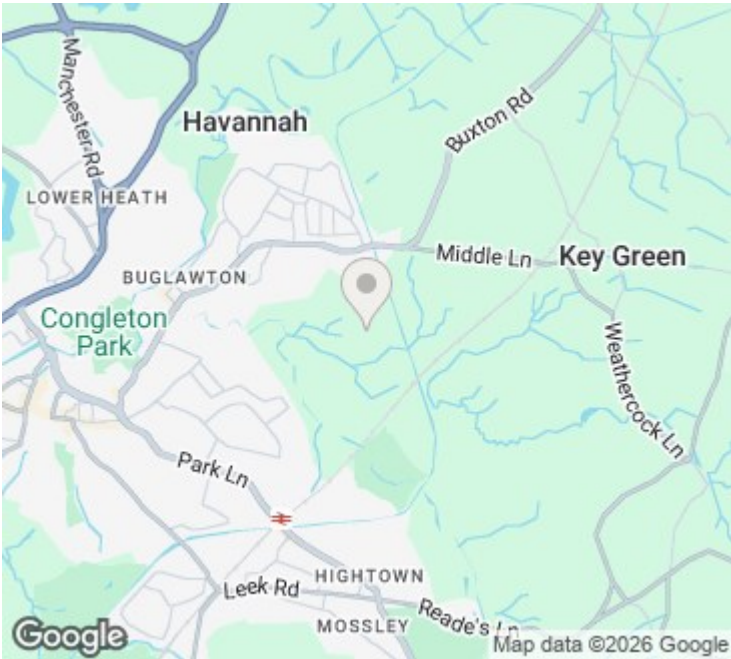
# Floorplans



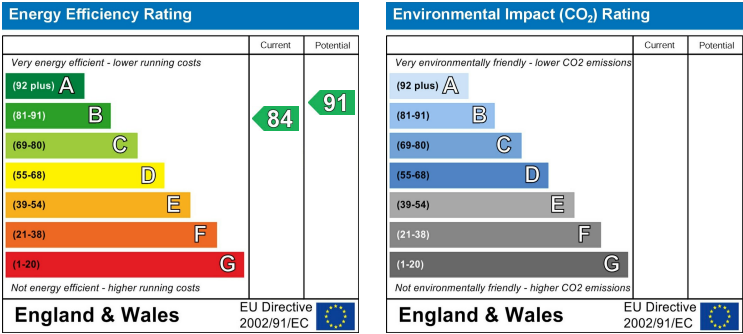
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



# 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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