



STEPHENSON BROWNE



## Gorsty Way, Congleton

CW12 2PP



Offers Over £415,000

## DESCRIPTION

Tucked away within a select development built by a respected local developer in 2023, this exceptional three-bedroom dormer bungalow offers a rare opportunity to acquire a modern, move-in-ready home. With only a handful of similar properties on the development, the home enjoys an exclusive feel while remaining ideally positioned for convenient access to the nearby bypass, making it well suited to commuters.

The true centrepiece of the property is the stunning open-plan kitchen, lounge and dining space. This impressive room features striking vaulted ceilings that create a wonderful sense of space while allowing natural light to flood the interior. The layout provides generous living and entertaining space, with stylish tri-fold doors opening directly onto the rear garden.

The ground floor also offers two well-proportioned bedrooms. Bedroom two benefits from its own sleek three-piece en-suite, while bedroom three is served by a beautifully appointed main bathroom complete with a freestanding bath. From the spacious entrance hall there is also access to a useful under-stairs storage cupboard and airing cupboard.

To the first floor, the principal bedroom provides a peaceful retreat, featuring cleverly fitted eaves storage and its own modern three-piece en-suite. The landing is enhanced by a large picture window overlooking the open-plan living space below, further highlighting the home's thoughtful design. Velux windows across both floors ensure the property remains bright throughout.



Externally, the front of the property features attractive flower beds with mature greenery and a paved pathway leading to the entrance. The driveway benefits from a large car port providing space for two vehicles, with an additional outdoor storage shed positioned to the rear. The rear garden offers a paved patio area ideal for outdoor seating or alfresco dining, a well-maintained lawn bordered by established flower beds, and a further paved patio area to the rear.



# ROOM DESCRIPTIONS

## Location:

Situated on the northern edge of Congleton, the Lower Heath area offers a pleasant residential setting that blends convenient town living with access to the surrounding Cheshire countryside. The location sits close to the Eaton area of Congleton and is particularly popular with families due to its proximity to well-regarded schools, including Eaton Bank Academy, which is within walking distance, along with nearby primary options such as Buglawton Primary School and Havannah Primary School. Congleton town centre is just a short distance away, providing a wide range of everyday amenities including supermarkets, independent shops, cafés and restaurants, as well as the nearby retail park which includes larger stores and essential services. The area also benefits from excellent commuter links, with easy access to the A34 and the Congleton Link Road connecting to the wider road network and the M6, while Congleton railway station offers regular rail services towards Manchester and Stoke-on-Trent. With local amenities close by, well-regarded schooling and convenient transport connections, Lower Heath remains a desirable location for a wide range of buyers.

## Hallway

17'2" x 6'7"

External front entrance door, LVT herringbone style flooring, ceiling spotlights, integrated shoe storage, under floor heating, access to all further ground floor accommodation and stair access to the first floor accommodation.

## Open Plan Kitchen/Dining/Lounge

31'5" x 11'11"

High quality fitted modern kitchen comprising wall and base units with granite marble effect work surface over, under unit lighting, inset sink with single drainer and mixer tap, Bosch double eye level oven with combination microwave and grill, integrated fridge freezer, wine cooler, Bosch induction hob with extractor over, CDA integrated dishwasher, two ceiling light fittings, LVT wood effect herringbone style flooring throughout, UPVC double glazed window to the front elevation with fitted shutters, trifold doors to the rear elevation leading out into the garden, space to house an electric feature fireplace, under floor heating throughout, ample power points throughout, ample space for dining and family area.

## Bedroom Two

10'11" x 10'6" max

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, underfloor heating, power points, direct access into the En suite.

## En Suite

6'7" x 4'9"

Stylish three piece suite comprising low level WC, hand wash basin with mixer tap and storage underneath, walk in mains mixer shower with removable shower head, tiled walls and flooring throughout, ceiling spotlights, shavers port, wall mounted LED mirror, extractor fan.

## Bedroom Three

10'6" x 9'1"

UPVC double glazed window to the front elevation with fitted shutters, ceiling light fitting, carpet flooring, under floor heating, power points.

## Bathroom

Elegant three piece suite with freestanding bath and mixer tap, low level WC, hand wash basin with mixer tap and storage underneath, LVT wood effect herringbone style flooring, under floor heating, half paneling, ceiling spotlights, shavers port, UPVC frosted double glazed window to the rear elevation, wall mounted LED mirror, extractor fan.



### **Landing**

Providing access to the principle bedroom, carpet flooring, ceiling light fitting, central heating radiator, picture window overlooking the open plan kitchen/dining/lounge.

### **Principle Bedroom**

20'2" x 14'4" max

Four UPVC double glazed skylights, two ceiling light fittings, carpet flooring, central heating radiator, ample power points, multiple built in eave storage spaces, direct access into the En suite.

### **En Suite**

8'1" x 4'5"

Stylish three piece suite comprising low level WC, hand wash basin with mixer tap and storage underneath, low level WC, walk in mains mixer shower with removable shower head, tiled walls and flooring throughout, shavers port, LED wall mounted mirror, extractor fan, central heating radiator.

### **Externally**

Externally, the front of the property offers an attractive approach, with well-maintained flower beds containing mature shrubs and established greenery that add colour and privacy. A neatly paved pathway leads to the main entrance.

The driveway provides off-street parking and benefits from a spacious car port with room for two vehicles, offering shelter from the elements. To the rear, there is also a useful outdoor storage shed, ideal for garden tools, bicycles, or additional storage.

The rear garden is well arranged for both relaxation and entertaining, featuring a paved patio area adjoining the property that is perfect for outdoor seating or alfresco dining. A well-kept lawn extends beyond, bordered by established flower beds, while a second paved patio area at the rear provides an additional spot for seating or enjoying the garden.

### **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.

### **Need to Sell?**

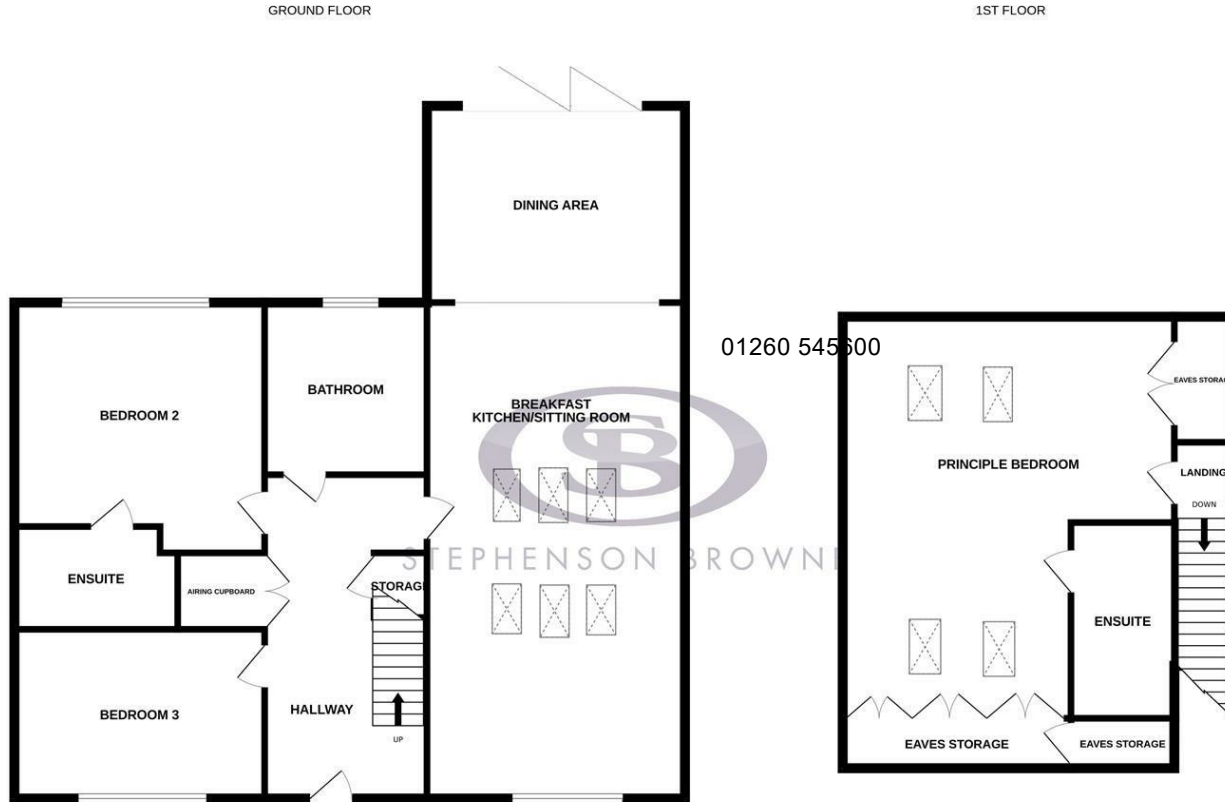
For a FREE valuation please call or e-mail and we will be happy to assist.

### **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.

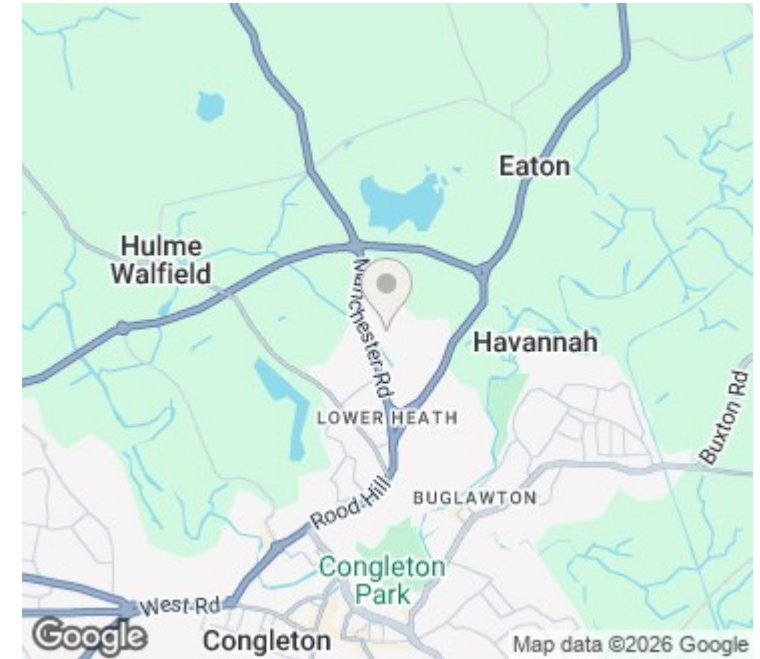


# Floorplans

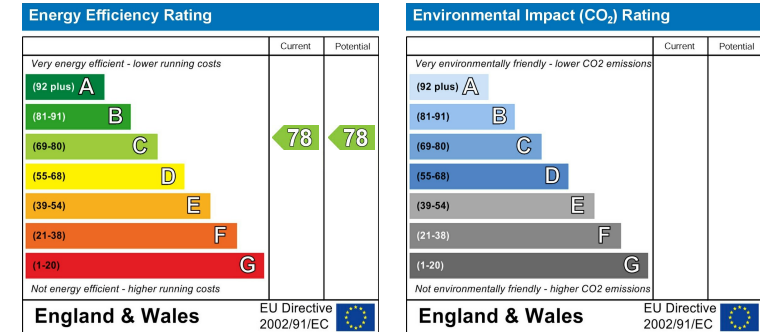


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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