



## 4 Rutland Close, Congleton, CW12 1LT

£435,000

- Beautifully Presented Five-Bedroom Detached Family Residence
- Ground-Floor WC
- Well Presented Garden & Patio Area
- Close To Reputable Schools, Local Amenities & Transport Links
- Spacious & Comfortable Lounge With A Separate Dining Area
- Master Bedroom With En-suite Shower Facilities
- Integral Garage & Private Driveway Providing Ample Parking
- Contemporary Open-Plan Breakfast/ Kitchen
- Modern Family Bathroom
- Highly Sought-After Location

# 4 Rutland Close, Congleton CW12 1LT

A beautifully presented five-bedroom detached family home, perfectly positioned on the highly sought-after Rutland Close in Congleton. Offering generous living space, modern finishes and a versatile layout, this property is ideal for growing families seeking comfort, convenience and a peaceful cul-de-sac setting.



Council Tax Band: D



Nestled on a quiet residential close, this impressive home welcomes you into a separate entrance porch and then directly into a generous size entrance hall leading to a spacious and comfortable lounge area, flooded with natural light and ambiance featuring a stylish focal point fireplace. A separate dining room is accessed through sliding doors and has the advantage of patio doors and views of the lawned gardens. At the heart of the home and equally as impressive there is a contemporary open-plan kitchen/breakfast area fitted with hi gloss units and solid granite worktops. A practical and defined utility area has been created in the garage serving as a fantastic space for all your laundry needs. For your further convenience there is a ground-floor WC to complete the ground floor accommodation.

Onto the first floor, the property boasts four well-proportioned bedrooms, with the fifth bedroom currently utilised as an office /study. The principal suite is equipped with a modern fitted en-suite shower room whilst the remaining bedrooms offer excellent flexibility for family or guests and are served by a stylish four-piece family bathroom suite.

Externally, the home enjoys a private and beautifully maintained rear garden stocked with an array of mature plants, shrubs and trees.

There are defined patio areas, perfect for entertaining or relaxing with friends and family- an inviting outdoor retreat sharing conversations, laughter and peaceful moments.

To the front of the property there is a private driveway providing ample parking and leads to an integral garage.

Located close to reputable schools, local amenities, and transport links, this is a rare opportunity to secure a spacious, move-in-ready home in one of Congleton's most desirable neighbourhoods.

#### **Entrance Porch**

Having a UPVC double glazed obscure window to the front and side aspect and a UPVC door with access into the entrance porch. Wood effect laminate flooring. Access into the entrance hallway.

#### **Entrance Hallway**

Having a UPVC double glazed door and UPVC double glazed obscure windows to the side. Stairs to the first floor accommodation and access to the ground floor accommodation. Handy under stairs storage cupboard. Radiator. Coving to ceiling.

#### **Lounge**

15'8" x 10'8"

Having a UPVC double glazed window to the front aspect. Feature fireplace with a marble effect mantle surround and hearth comprising of a coal effect electric fire. Coving to ceiling. Radiator. Wall light points. Access into the defined dining area via sliding wooden doors.

#### **Dining Area**

10'8" x 7'10"

Having UPVC double glazed sliding patio doors with access to the garden and patio area. Double radiator. Coving to ceiling.

#### **Breakfast Kitchen**

18'8" x 7'10"

Having two UPVC double glazed windows to the rear aspect overlooking the garden and a UPVC door with access to the patio and garden area. Comprising of a range of high gloss wall cupboard and base units with solid granite works surfaces over with matching up stands and sills, incorporating a stainless steel sink with a chrome mixer tap over. Integrated dishwasher, gas hob with stainless steel extractor hood over, double oven, space for microwave, integrated fridge. Solid granite breakfast Island with matching up stands and space for two chairs. Tiled flooring. Double radiator. Recessed downlights. Access to the inner hallway.

#### **Downstairs Cloakroom**

3'8" x 2'7"

Having a wall mounted wash hand basin with chrome taps over. WC. Tile effect flooring.

#### **Access Into The Garage**

16'10" x 11'5"

Having an up and over garage door and a side access door. Defined area for washing facilities with space and plumbing for appliances. Power and lighting.

#### **Master Suite**

11'8" x 12'6"

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

#### **En-Suite**

8'5" x 3'10"

Featuring a three-piece suite comprising of a shower cubicle with shower over, wall mounted wash

hand basin with vanity unit and storage underneath, WC with push flush. Chrome heated radiator. Recessed downlights. Partially tiled walls. Extractor fan. LVT flooring.

### **Bedroom Two**

12'9" x 9'10"

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

### **Bedroom Three**

11'11" x 9'7"

Having a UPVC double glazed window to the rear aspect. Coving to ceiling. Radiator.

### **Bedroom Four**

11'8" x 8'0"

Having a UPVC double glazed window to the rear aspect. Coving to ceiling. Radiator.

### **Bedroom Five**

7'4" x 8'3"

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

### **Family Bathroom**

8'4"x 7'8"

Having a UPVC double glazed obscure window to the rear aspect. Comprising of a four piece suite featuring a corner shower cubicle, corner panel bath with chrome mixer taps over, pedestal wash hand basin with chrome mixer tap over, WC with push flush. Chrome heated radiator. Fully tiled walls. Tiled floor. Recessed downlights.

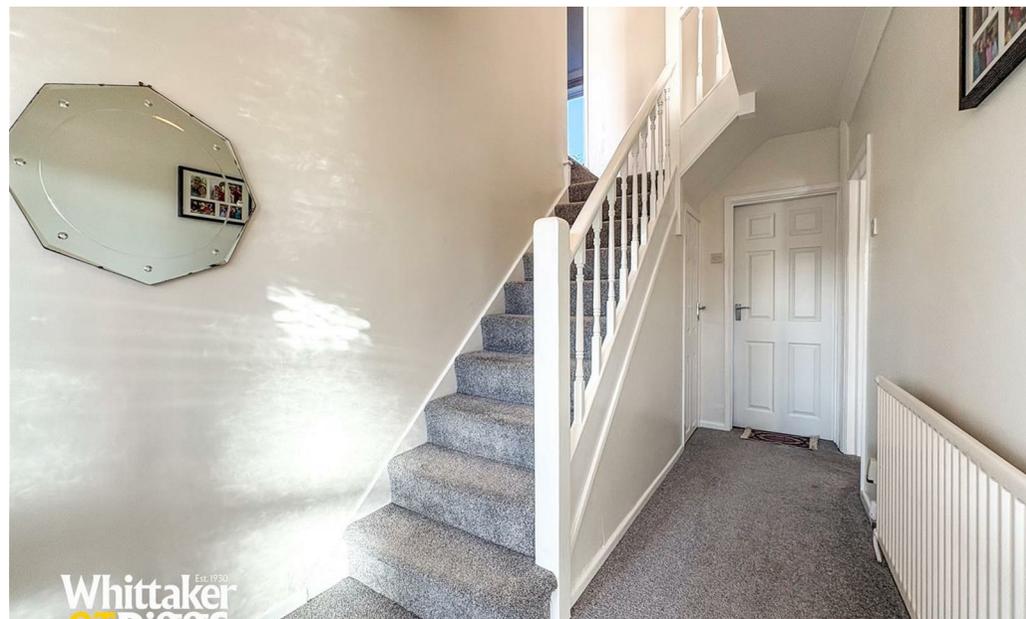
### **Externally**

To the front of the property there is a block paved /tarmac driveway providing ample parking for vehicles an access the the integral garage.

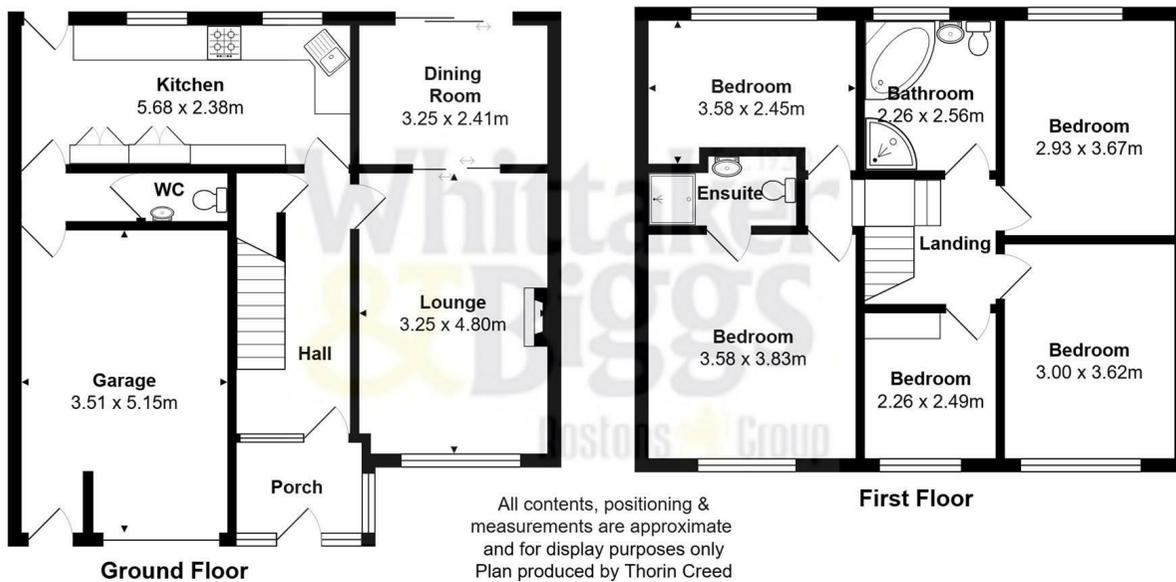
To the rear there is a tiered lawned garden, gravelled and decking patio areas for summer dining.

### **AML REGULATIONS**

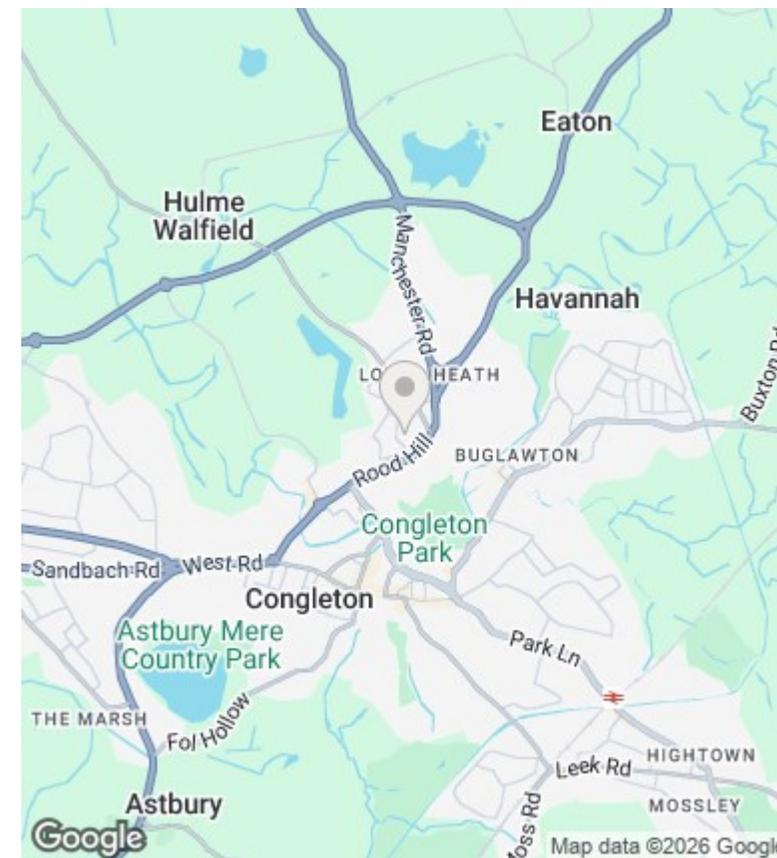
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from 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.







All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed  
 Total Area: 142.8 m<sup>2</sup>



### Directions

### Viewings

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

### Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	