

Timothy a brown



Energy performance certificate (EPC)

62 Ennerdale Drive
CONGLETON
CW12 4FL

Energy rating

D

Valid until:

8 July 2036

Certificate number:

5536-8323-1600-4521-4206

Property type

Detached house

Total floor area

152 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/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

68 D

74 C

The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

the average energy rating is D

the average energy score is 60

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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Timothy a brown

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62 Ennerdale Drive,
Congleton, Cheshire CW12 4FL

Selling Price: £575,000

- NO ONWARD CHAIN
- PRESTIGIOUS ENNERDALE DRIVE LOCATION
- WOODLAND BACKDROP TO ASTBURY MERE COUNTRY PARK
- SPACIOUS FOUR-BEDROOM DETACHED FAMILY HOME
- STUNNING VAULTED LOUNGE WITH LOG-BURNING STOVE
- BESPOKE DINING KITCHEN WITH PREMIUM NEFF APPLIANCES
- HOME OFFICE AND VERSATILE FAMILY LIVING SPACES
- EXTENSIVE DRIVEWAY AND DOUBLE GARAGE
- PRIVATE REAR GARDENS WITH PAVED TERRACE

FOR SALE BY PRIVATE TREATY (Subject to contract)

Occupying an enviable position on the prestigious Ennerdale Drive development, this exceptional detached family residence enjoys a delightful woodland backdrop adjoining the beautiful surroundings of Astbury Mere Country Park, offering an outstanding combination of space, style and convenience in one of Congleton's most desirable locations.

Designed with modern family living in mind, the property offers versatile accommodation extending to over 2,300 sq ft (including the double garage). From the moment you step through the welcoming entrance hall, the thoughtfully designed living spaces throughout, are immediately evident.

The impressive dual-aspect lounge is undoubtedly one of the home's standout features, boasting a magnificent vaulted cathedral ceiling with exposed beams, a striking cast iron wood-burning stove set within a stone effect fireplace, and French doors opening directly onto the rear garden. Double oak doors connect seamlessly with the elegant formal dining room, creating the perfect setting for entertaining or larger family gatherings.

At the heart of the home lies the superb open-plan dining kitchen, extensively fitted with bespoke painted oak cabinetry complemented by natural granite worktops and an impressive range of premium integrated NEFF appliances, including four electric ovens, induction and gas cooking facilities, extractor hood and dishwasher. The adjoining breakfast area, complete with a second cast iron stove and French doors onto the garden, provides an inviting everyday living space, while the generous utility room offers excellent additional storage and practicality with Belfast sink, integrated fridge, pantry and space for further appliances.

A dedicated home office overlooking the front aspect provides the ideal environment for remote working, complemented by a stylish ground floor cloakroom.

To the first floor, the principal bedroom benefits from bespoke mirrored wardrobes and an en-suite shower room. Three further generously proportioned bedrooms, two with fitted wardrobes, are served by the family bathroom.

Externally, the property continues to impress. An extensive tarmac driveway provides parking for numerous vehicles and



leads to the substantial double garage with power, lighting and personal access. To the rear, the gardens offer an excellent degree of privacy, featuring a spacious paved terrace, expansive lawn, established borders and mature hedgerows, all enhanced by a wonderful woodland backdrop adjoining Astbury Mere Country Park—creating a peaceful setting that feels wonderfully secluded while remaining within easy reach of everyday amenities.

Perfectly positioned for both lifestyle and connectivity, the property is just a short distance from Congleton's thriving town centre, offering an excellent selection of independent shops, cafés, restaurants and leisure facilities. Outstanding transport links via the A34, the nearby M6 motorway and Congleton railway station provide convenient commuting to Manchester, Stoke-on-Trent and beyond, whilst Manchester Airport is easily accessible for national and international travel.

A superb executive family home occupying one of Congleton's most desirable addresses, offering generous living accommodation, exceptional entertaining space and a truly enviable setting overlooking the woodland fringe of Astbury Mere Country Park.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Covered open storm porch with brick pillars and quarry tiled floor. PVCu double glazed door with stained glass and leaded upper panels.

HALL 7' 9" x 4' 3" (2.36m x 1.29m) : Coving to ceiling. Single panel central heating radiator. Grey oak effect flooring.

CLOAKROOM W.C. 8' 8" x 4' 5" (2.64m x 1.35m) : PVCu double glazed window to front aspect. White suite comprising: Low level W.C. with concealed cistern and ceramic wash hand basin with mixer tap set on granite surface with cupboards below. Chrome centrally heated towel radiator.

OFFICE 8' 5" x 7' 4" (2.56m x 2.23m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Grey oak effect flooring.

DINING ROOM 13' 3" x 10' 7" (4.04m x 3.22m) : PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating



radiator. 13 Amp power points. Grey oak effect flooring. Oak double doors to hall. Oak double doors to:

LOUNGE 15' 6" x 12' 7" (4.72m x 3.83m) : PVCu double glazed window to front aspect. Cathedral ceiling with exposed beams. Single and double panel central heating radiators. Moulded stone effect fire surround with cast iron wood burning stove inset on slate hearth. Grey oak effect flooring. PVCu double glazed French doors to rear garden.

BREAKFAST KITCHEN 24' 5" x 14' 6" (7.44m x 4.42m) max overall into stairs :

Kitchen Area 14' 9" x 7' 6" (4.49m x 2.28m) : Two PVCu double glazed windows to rear aspect. Downlighters inset. Range of custom painted oak effect eye level and base units having natural granite preparation surfaces over with preformed drainer and 1.5 bowl sink unit inset. Built in 4-ring induction hob with gas ring and ceiling suspended NEFF extractor hood. 4 built-in NEFF electric ovens. Integrated NEFF dishwasher. Single panel central heating radiator. Tiled floor. Door to utility.

Breakfast Area 14' 6" x 9' 10" (4.42m x 2.99m) : Downlighters inset. Flush wall mounted cast iron stove. Grey oak effect flooring. PVCu double glazed French doors to rear garden. Stairs to first floor.

UTILITY 14' 6" x 5' 4" (4.42m x 1.62m) : PVCu double glazed window to front aspect. Downlighters inset. Customer painted oak fronted eye level and base units having natural granite surface over and ceramic Belfast sink inset. Space and plumbing for washing machine and tumble dryer. Pull out pantry. Integrated fridge. Space for American style fridge freezer. Single panel central heating radiator. Tiled floor. PVCu double glazed door to outside. Grey oak effect flooring.

First Floor :

LANDING : Access to roof space.

BEDROOM 1 15' 3" x 11' 4" (4.64m x 3.45m) to wardrobes : PVCu double glazed dormer style window to front aspect and window to side aspect. Downlighters inset. Single panel central heating radiator. Bespoke built in wardrobes to one wall with triple mirrored doors with hanging rails and shelves.

EN-SUITE 6' 7" x 4' 8" (2.01m x 1.42m) : Downlighters inset. White suite comprising: Low level W.C. with concealed cistern. Wash hand basin set in vanity unit with cupboard below. Chrome centrally heated towel radiator.



BEDROOM 2 REAR 11' 6" x 10' 2" (3.50m x 3.10m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. Fitted wardrobes to one wall.

BEDROOM 3 REAR 11' 1" x 8' 2" (3.38m x 2.49m) to wardrobes : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 amp power points. Built in triple wardrobes.

BEDROOM 4 REAR 10' 2" x 8' 2" (3.10m x 2.49m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 8' 0" x 7' 8" (2.44m x 2.34m) : PVCu double glazed window to side aspect. Low level W.C. with concealed cistern, corner panelled bath with mains fed shower over. Wash hand basin set in vanity unit with cupboard below. Chrome centrally heated towel radiator. Fully tiled walls.

Outside :

FRONT : Extensive tarmacadam driveway for numerous vehicles. Lawned gardens with ornamental bushes. Access to rear via both sides.

REAR : Adjacent to the rear of the property is a paved terrace beyond which are lawned gardens with established borders and mature hedgerow with the woodland backdrop surrounding Astbury Mere. To one side is a wide amenity storage area. Access to front via both sides. Open storm porch to utility.

ATTACHED DOUBLE GARAGE 18' 5" x 17' 6" (5.61m x 5.33m) internal measurements : Two up and over doors. Windows to rear aspect. Power and light. Personal door.

TENURE : Freehold (subject to solicitor's verification).

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

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

TAX BAND: F

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4FL

