

BEDROOM 2 FRONT 16' 10" x 12' 1" (5.13m x 3.68m) : Flush casement PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Velux roof light.

BEDROOM 3 FRONT 12' 9" x 9' 3" (3.88m x 2.82m) : Flush casement PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

FAMILY BATHROOM 10' 3" x 9' 2" (3.12m x 2.79m) : Flush casement PVCu double glazed window to front aspect. Low voltage downlighters inset. Modern white suite comprising: Low level W.C. with concealed cistern, wall hung ceramic wash hand basin with matt black mixer tap and drawers beneath. Double ended bath with matt black pillar taps and shower attachment. Matt black wall mounted centrally heated radiator. Illuminated bathroom mirror. Matt stone effect porcelain wall and floor tiles.

Outside :

FRONT : Tarmacadam drive for 3 cars.

REAR : Extending from the rear of the property is a porcelain tiled terrace superb for alfresco entertaining, beyond which are lawned gardens edged with chunky railway sleeper borders all encompassed with timber lapped fencing. External lighting. Path to side with gated access to front.

INTEGRAL GARAGE 17' 4" x 9' 10" (5.28m x 2.99m) internal measurements : Electric roller shutter door. Personal door. Mezzanine area with pressurised hot water cylinder.

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

SERVICES : Air source heat pump. Mains electricity, water and drainage are connected (although not tested).

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

TAX BAND: TBC **LOCAL AUTHORITY:** Cheshire East

EPC RATING: TBC

DIRECTIONS: SATNAV CW12 3JX



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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Offers Over £600,000

- ARCHITECTURALLY DESIGNED BRAND NEW "SUPER HOUSE"
- FOUR BEAUTIFULLY APPOINTED BEDROOMS
- THREE LUXURIOUS BATHROOMS
- FABULOUS OPEN PLAN FAMILY DINING KITCHEN
- EXPANSIVE LOUNGE THROUGH DINING ROOM
- CRAFTED WITH HIGH-END FITTINGS
- PRIVATE DRIVEWAY & INTEGRAL GARAGE
- SET ON A LANDSCAPED PLOT OF APPROX 370 SQ M (3982 SQ FT)
- PRIME CONGLETON LOCATION CLOSE TO TRAIN STATION & AMENITIES

FOR SALE BY PRIVATE TREATY (Subject to contract)

Experience Unrivalled Luxury Living

An Exquisite 2000 Sq Ft (approx.) Brand New Home: Sophisticated Design, High-End Finishes in Congleton's Premier Location.

Prepare to be captivated by this architecturally designed "super house," a truly exceptional residence situated in one of Congleton's most desirable and leafy suburbs. This brand new home presents an unparalleled opportunity, featuring four beautifully appointed bedrooms (1 ground floor and 3 first floor) and three luxurious bathrooms, all meticulously crafted with high-end fittings. Set on a landscaped plot of approximately 370 sq m (3982 sq ft), it offers a private driveway and an integral garage, embodying executive living.

The Perfect Address:

This property enjoys a prime location on the outer fringes of Congleton, providing an enviable blend of suburban tranquility and urban convenience. The town's railway station is literally a less-than-five-minute walk away, offering seamless commutes. A vibrant local hub awaits, with a chemist, bakers, hardware store, convenience store, barbers, hairdressers, post office, and the charming micro-bar, "The Wonky Pear", providing a relaxed and eclectic spot for socialising. Families will benefit from the proximity to the highly-regarded C of E Mossley Primary School, along with readily accessible before and after school care and day nurseries.

Interiors Designed for Life:

Step inside to a fabulous reception hall that introduces the home's elegant flow. The expansive lounge through dining room provides a grand space for entertaining, while the heart of the home, a fashionable open-plan family dining kitchen, truly shines. Here, a bank of folding sliding doors seamlessly connects to the landscaped rear gardens, creating an inviting indoor-outdoor living experience. The ground floor further comprises a dedicated study/fourth bedroom, a contemporary wet room and a practical store.

The first floor hosts three spacious double bedrooms, including a magnificent master suite featuring a picturesque Juliette balcony and its own luxurious ensuite shower room. A further luxury family bathroom serves the remaining bedrooms, all designed with comfort and style in mind.



Superior Craftsmanship & Sustainable Features:

The property's exterior is a triumph of design, showcasing beautiful, Jodrell Antique brick, and thoughtfully conceived elevations and rooflines. This forward-thinking home embraces modern sustainability with an Air Source Heat Pump providing efficient central heating. The ground floor enjoys the comfort of underfloor heating, while the first floor features conventional radiators.

A Home Beyond Expectations:

This distinct and luxurious home represents a truly remarkable opportunity – a dream purchase where you'll find yourself simply amazed that such a prestigious property is now yours to cherish.

Explore Congleton & Its Connections:

Congleton offers a rich tapestry of cultural activities, leisure pursuits, and excellent schooling. The town provides a diverse choice of independent and multiple shops, complemented by regular markets and craft fairs. The active cultural scene is enhanced by the Daneside Theatre and the town's Jazz & Blue Festival. For outdoor recreation, Astbury Mere Country Park offers ideal opportunities for easy exploration. Unwind with ease at Congleton's broad range of inviting restaurants and bars. Essential retail needs are met by a retail park featuring Marks & Spencer Simply Food, Boots, and a large Tesco, alongside independent local businesses and vital services such.

Unrivalled Transport Links:

Congleton benefits from outstanding transport and communications links:

- **Road Network:** Convenient access to the A34 and the recently completed Congleton Link Road, offering swift travel to northern cities including Manchester, Leeds, and Liverpool, and south to The Potteries, Newcastle-under-Lyme, and Birmingham.
- **Motorway Access:** A short 10-minute drive to Junction 17 of the M6 Motorway, the North West's primary arterial route, ensuring effortless



connectivity to surrounding areas, towns, and cities.

- **International Travel:** Manchester International Airport is only 18 miles away, providing direct flights to over 180 domestic and worldwide destinations.
- **Rail Connectivity:** The major regional rail hub of Crewe is less than 12 miles away via swift main roads, and Congleton's own railway station is a short walk away, with frequent express services to Manchester and regular connections to Stoke-on-Trent and beyond.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Composite panelled door with opaque glazed centre panel.

RECEPTION HALL 10' 9" x 6' 9" (3.27m x 2.06m) : Low voltage downlighters inset. Natural oak spindled staircase with oak hand rail. Brushed aluminium 13 Amp power points. Underfloor heating. Inner hall with low voltage downlighters inset. Door to integral garage.

STUDY/BEDROOM 4' 9" 4" x 7' 5" (2.84m x 2.26m) : Flush casement PVCu double glazed window to front aspect. 13 Amp power points.

SHOWER ROOM 5' 9" x 5' 7" (1.75m x 1.70m) : Flush casement PVCu double glazed window to side aspect. White suite comprising: Low level W.C., ceramic wash hand basin with cupboards below and corner shower cubicle with glass sliding doors housing a mains fed shower with rainfall shower head and attachment. Matte black centrally heated towel radiator.

STORE AREA 7' 4" x 3' 10" (2.23m x 1.17m) : Low voltage downlighters inset.

LOUNGE 16' 7" x 11' 3" (5.05m x 3.43m) : Flush casement PVCu double glazed window to front aspect. Two wall mounted



downlighters. 13 Amp power points. Oak panelled and glazed French doors to:

DINING/GARDEN ROOM 18' 7" x 10' 2" (5.66m x 3.10m) : Low voltage downlighters inset. 13 Amp power points. Aluminium framed sealed unit double glazed folding sliding doors opening onto the rear terrace.

KITCHEN 22' 6" x 10' 3" (6.85m x 3.12m) : Low voltage downlighters inset. Flush casement PVCu double glazed window to rear aspect. Extensive range of contemporary eye level and base units in matt bronze having natural quartz preparation surface over with preformed drainer and composite 1.5 bowl sink unit inset with mixer tap. Built in 4-ring induction hob with integrated extractor hood over. Built in double electric fan assisted oven and grill. Integrated dishwasher. Pull out pantry. Brushed aluminium 13 Amp power points. Integrated larder freezer and fridge. Breakfast bar with seating for three.

UTILITY 10' 4" x 5' 10" (3.15m x 1.78m) : Low voltage downlighters inset. Contemporary eye level and base units in matt bronze with quartz preparation surface over with stainless steel single drainer sink unit inset. Space and plumbing for washing machine and tumble dryer. PVCu double glazed door to rear garden.

First Floor :

LANDING 19' 6" x 7' 1" (5.94m x 2.16m) : Vaulted ceiling. Two Velux roof lights. Two double panel central heating radiators. 13 Amp power points.

BEDROOM 1 REAR 17' 8" x 10' 2" (5.38m x 3.10m) : Low voltage downlighters inset. Double panel central heating radiator. 13 Amp power points. PVCu double glazed French doors to Juliette balcony.

EN-SUITE 8' 0" x 4' 10" (2.44m x 1.47m) : Flush casement PVCu double glazed window to side aspect. Low voltage downlighters inset. White suite comprising: Low level W.C., wash hand basin with black mixer tap with cupboard below. Double sized walk-in shower with fixed glass screen and matt black thermostatically controlled shower with rainfall shower head and attachment. Matt black centrally heated towel radiator. Matt stone effect porcelain wall and floor tiles.

