

STEPHENSON BROWNE

Off Radnor Roundabout, Wolstenholme Elmy Way, Congleton

CW12 4GB

4 2 2

£489,995

DESCRIPTION

** ATTEND THE OAKMERE OPEN HOUSE EVENT- SATURDAY 7TH OF NOVEMBER **

The Oakmere – Four Bedroom Detached Home

Built by the well-regarded Anwyl Homes, the Oakmere is an attractive four-bedroom detached property, offering well-proportioned accommodation arranged over two floors, with a thoughtfully designed layout ideally suited to modern family living.

The ground floor comprises a welcoming entrance hallway, a spacious reception room providing an ideal setting for relaxation, and a separate study, perfect for those working from home. To the rear, the impressive open-plan kitchen, dining and family area creates a wonderful central hub to the home, with ample space for both everyday living and entertaining. A separate utility room and downstairs cloakroom complete the ground floor accommodation.

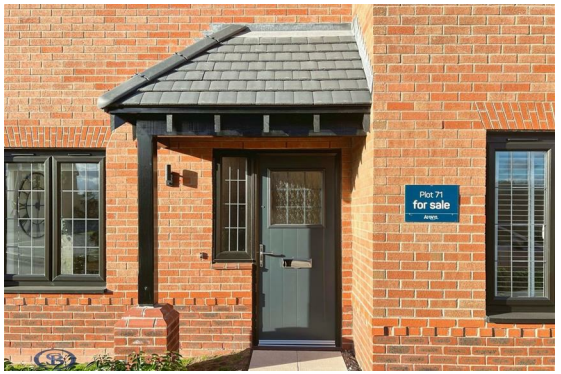
To the first floor are four well-proportioned bedrooms, with the principal bedroom enjoying the added benefit of an en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys a generous rear garden, predominantly laid to lawn, offering an excellent blank canvas for buyers to create an outdoor space to suit their own tastes and lifestyle. To the side, tandem parking provides convenient off-road parking and leads through to a single garage.

Combining versatile living accommodation, generous outdoor space and practical parking, the Oakmere presents an excellent opportunity to acquire a well-appointed













modern family home within Anwyl Homes' Elmy Fields development.

Location

Situated on the northern outskirts of Congleton, Elmy Fields offers a fantastic balance of countryside living and everyday convenience. The development is ideally placed for exploring the beautiful Peak District, with scenic walking routes and picturesque villages such as Wincle and Allgreave just a short drive away.

Congleton town centre is approximately a 7-minute drive, offering a variety of shops, cafés, restaurants and regular markets. The area is also well positioned for education, with Keele University and the University of Staffordshire both around 30 minutes away, alongside a choice of local schools and sixth forms.

For commuters, excellent road links provide easy access to Manchester, Stoke-on-Trent and Chester, while Manchester Airport is approximately 32 minutes away, making national and international travel convenient.

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.





























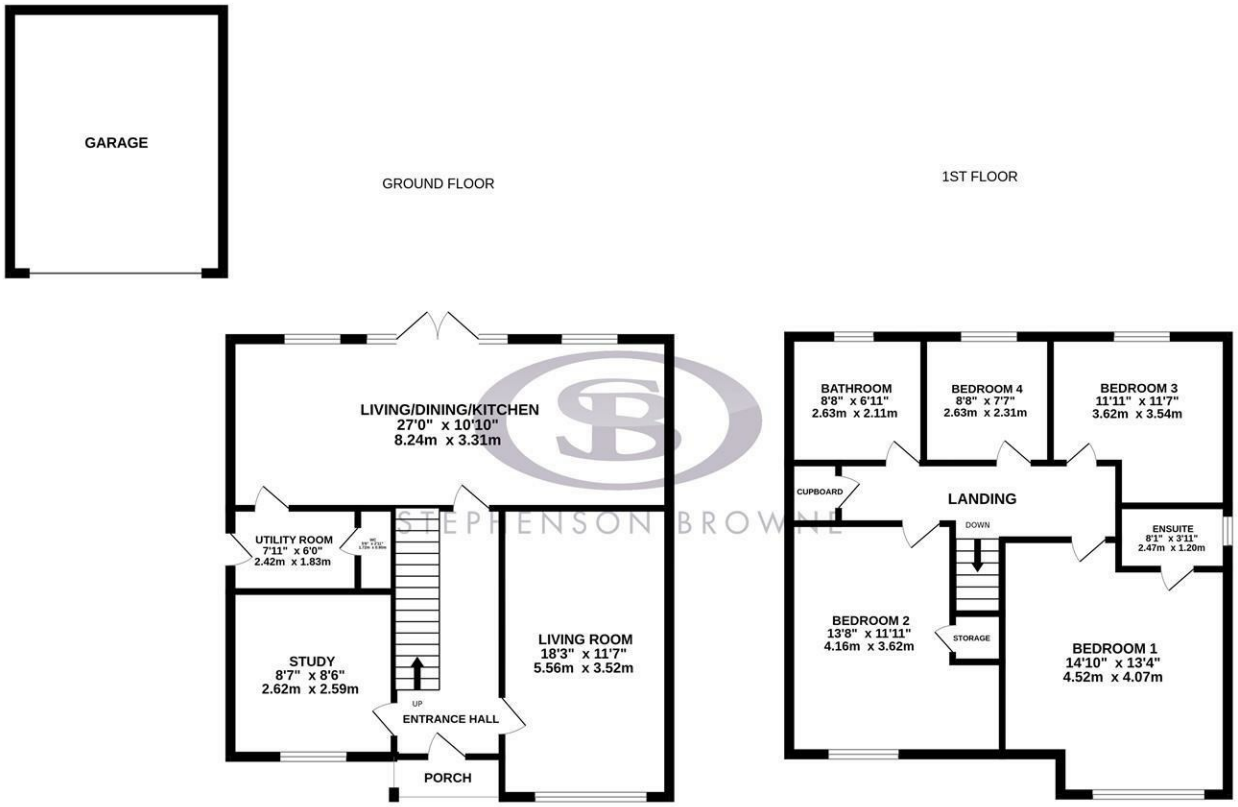





DON'T
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UP
IT'S
A
TRAP



Floorplans



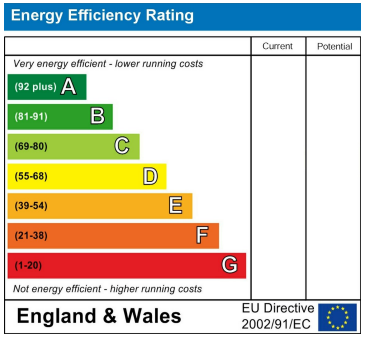
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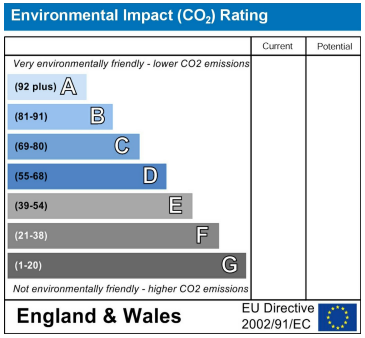
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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