



Woburn Drive, Congleton, CW12 3SS.  
£425,000

Whittaker  
& Biggs  
Est. 1930



# Woburn Drive, Congleton, CW12 3SS.

This delightful four bedroomed home certainly commands an enviable corner plot position and makes it one of the most impressive on this highly sought after development.

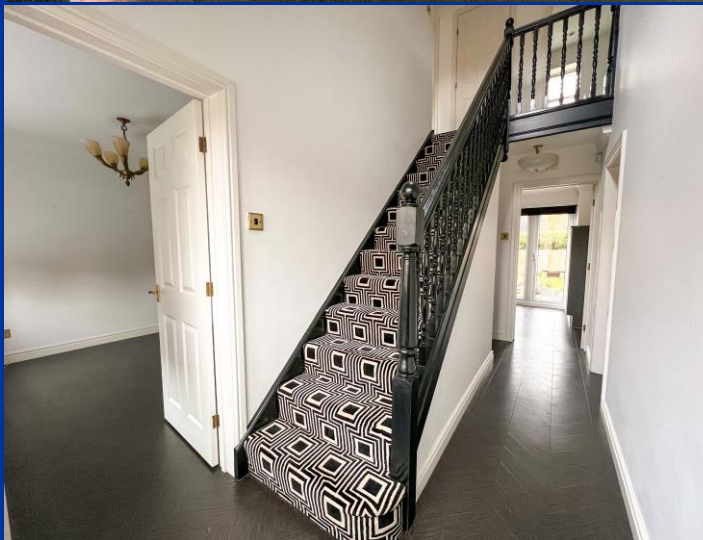
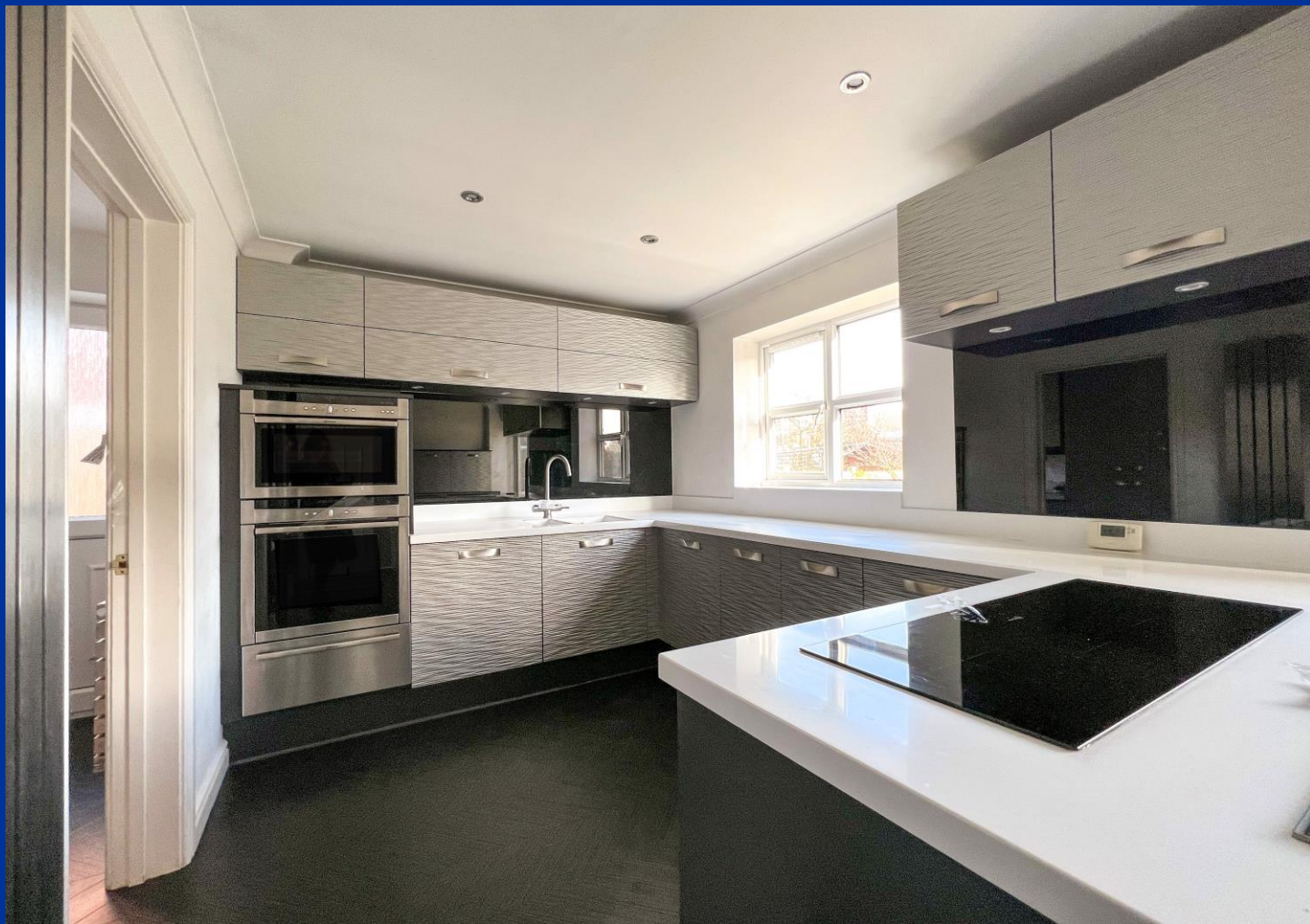
This wonderful property provides extensive and well-balanced accommodation throughout including three reception rooms plus a spacious breakfast kitchen, separate utility and downstairs cloakroom all finished to a high specification.

The first floor certainly doesn't disappoint, comprising of four bedrooms with the master bedroom benefiting from a ensuite shower room in addition to the family bathroom finished stylishly and to a fantastic standard.

Externally the generous grounds, include a spacious landscaped rear garden with feature borders and shaped lawns as well as a good-sized Indian stone patio area, perfect for entertaining.

There is an extensive further paved patio to the side of the property giving access to the detached double garage. There is ample room to the side of the property plus a generous and extended driveway for several cars plus the previously mentioned detached double garage.

Location is everything and this highly desirable and much sought after Mossley location is one of the best. With all the conveniences of local schools and amenities close by, this truly remarkable property is certainly a rarity indeed and with no upward chain a viewing comes highly recommended.





### Entrance

Having a UPVC double glazed panelled and glazed front entrance door with matching opaque side panels.

### Entrance Hallway

Having a Velux roof light. Contemporary anthracite grey central heating radiator. Stairs to first floor and a galleried landing. Amtico herringbone floor. Understairs storage cupboard with electric heater.

### Lounge 14' 2" x 10' 8" (4.31m x 3.25m)

Having a uPVC double glazed bow window to front aspect. Coving to ceiling. Contemporary style anthracite grey wall mounted radiator. Amtico herringbone floor. Archway through to:-

### Dining Room 10' 3" x 9' 3" (3.12m x 2.82m)

Having a uPVC double glazed window to rear aspect. Contemporary style anthracite grey wall mounted radiator. Amtico herringbone floor.

### Breakfast Kitchen 17' 4" x 8' 2" (5.28m x 2.49m)

Having a uPVC double glazed window and French doors to rear aspect. With a range of metallic style textured wall cupboard and base units with inset downlighters, Corian preparation surfaces over incorporating a one and a half bowl sink unit and brushed alloy Franke mixer and boiling tap. Built in Neff steam oven and fan assisted oven/grill with warming drawer beneath. Integrated Neff dishwasher. Smoked black glass splashback. The Corian surfaces extend to create a smoked glass breakfast bar with seating, incorporating a four ring Neff induction hob. Concealed flush fitted and upward rising Neff extractor hood. Two brushed stainless steel contemporary style radiators. Amtico herringbone floor. Inset downlighters. Integrated floor level electric heater.

### Utility room 7' 7" x 5' 4" (2.31m x 1.62m)

Having a uPVC double glazed window to side aspect. Textured metallic style wall cupboard and base units with Corian work surfaces over. Cupboard housing gas

radiator. uPVC double glazed door to outside. Amtico herringbone floor. Integrated wine rack. Inset downlighter.

### Family Room/Study/Playroom 10' 8" x 9' 1" (3.25m x 2.77m)

Having a uPVC double glazed bow window to front aspect. Contemporary style anthracite grey wall mounted radiator. Amtico herringbone floor.

### Cloakroom

Having a Modern white Villeroy and Boch suite comprising: low level w.c. with concealed cistern, Villeroy and Boch vanity wash hand basin with chrome mixer tap having grey oak effect cupboard below. Contemporary style wall mounted centrally heated radiator. Matching Villeroy and Boch floor tiles with electric underfloor heating and walls tiles to half height. Recessed LED lighting.

### First Floor Landing

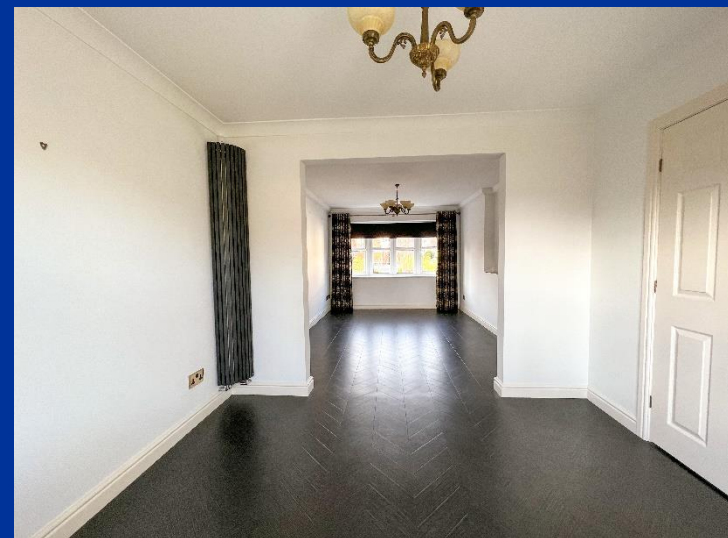
Airing cupboard with pressurised hot water cylinder. Access to roof space.

### Bedroom One 12' 9" x 10' 3" (3.88m x 3.12m)

Having a uPVC double glazed window to front aspect. With bespoke fitted wardrobes. Radiator.

### En-suite

Having a uPVC double glazed window to side aspect. Modern Villeroy and Boch white suite comprising: low level W.C. with concealed cistern; ceramic wash hand basin with chrome mixer tap over and cupboard below. Large enclosed shower cubicle having mains fed shower with rainhead shower attachment. Wall mounted towel radiator. Stone effect Villeroy and Boch ceramic wall and floor tiles with electric underfloor heating, inset downlighters.





**Bedroom Two** 12' 3" x 10' 3" (3.73m x 3.12m)

Having a uPVC double glazed window to front aspect. Single panel central heating radiator. Built-in double wardrobe.

**Bedroom Three** 10' 0" x 7' 6" (3.05m x 2.28m)

Having a uPVC double glazed window to rear aspect. Single panel central heating radiator. Built in double wardrobe.

**Bedroom Four** 10' 10" x 6' 4" (3.30m x 1.93m)

Having a uPVC double glazed window to rear aspect. Single panel central heating radiator. Built in double wardrobe.

**Family Bathroom** 7' 5" x 7' 7" (2.26m x 2.3m)

Having a uPVC double glazed window to rear aspect. Inset downlighters. Quality Villeroy and Boch white suite comprising: low level w.c. with concealed cistern, wash hand basin with cupboard below. Tiled panelled Villeroy and Boch bath with chrome mixer tap and shower. Feature Villeroy and Boch tiles to splashbacks and half height with matching floor tiles and electric underfloor heating. Contemporary style wall mounted centrally heated radiator.

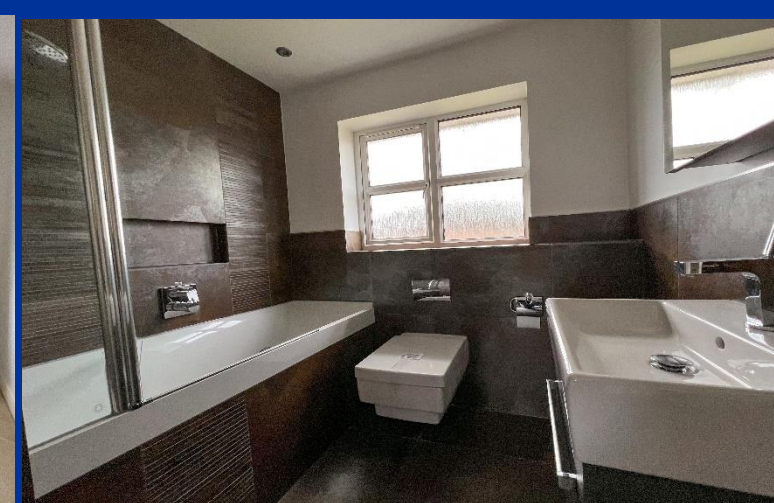
**Summer house/Home Office** 7' 3" x 6' 0" (2.21m x 1.83m)

Clad in uPVC Power (with integrated USB charging point) and light. Tiled floor. uPVC double glazed floor to ceiling windows and uPVC double glazed French door.

**Detached Double Garage** 17' 0" x 17' 0" (5.18m x 5.18m) Up and over door. Power and light. Personal door.

**Externally**

Adjacent to the rear is an extensively laid Indian stone paved terrace which extends to the full width of the property. Impressive, landscaped gardens with lawns and central water feature. Indian stone paving to the side with a spacious terrace area. Gated access to the front via both sides. Cold water tap. External power point. External lighting.









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