



Blossom Gate Drive, Congleton, CW12 4ZR.  
£330,000

Whittaker  
& Biggs Est. 1930

## Blossom Gate Drive, Congleton, CW12 4ZR.

We are delighted to offer this three bedroomed detached family home set within this exciting new Development. Blossom Gate is a select development offering all the privileges you would expect from a new home including NHBC guarantee.

Accessible to local amenities & Congleton town as well as Holmes Chapel & Sandbach being close by. There is also immediate access onto open playing fields, ideal for recreational use.

This perfectly presented home offers all you would expect from a new build. Briefly comprising:- lounge, dining room (currently used as a play room), kitchen and ground floor cloaks for convenience. To the first floor you will find three bedrooms with an en suite to the master bedroom and a family bathroom serving the other two bedrooms.

To the front of the property there is a driveway providing off road parking for two vehicles and an integral garage. The garden is laid to lawn with a border stocked with established plants and shrubs. There is also a good sized garden to the rear with two seating areas perfect for alfresco dining over the warmer months.

From its external appearance you can appreciate the quality build & refreshingly different style with its modern, on trend grey windows, a quality not often seen on other new developments.



### Entrance Hallway

Having a modern composite front entrance door, oak effect flooring, radiator. Stairs to first floor landing. Door to integral garage.

### Family Room 12' 2" x 8' 2" (3.72m x 2.48m)( into bay )

Having uPVC bay window to front aspect, radiator, oak effect laminate flooring.

### Kitchen 11' 11" x 9' 0" (3.64m x 2.74m)

Having a range of newly installed wall mounted cupboards and base units with fitted worksurface over incorporating a single drainer stainless steel sink unit with mixer tap over, integral electric oven with combination grill, four ring gas hob with chimney style stainless steel extractor over. Integral fridge freezer & dishwasher. led recessed lighting. uPVC double glazed window to rear aspect overlooking the rear gardens, radiator, tiled flooring. Side entrance door allowing access to the rear garden.

### Lounge 15' 9" x 11' 5" (4.81m x 3.47m)

Having uPVC double doors set within a feature bay to the aspect, radiator. Built in under stairs storage cupboard.

### Bedroom One 12' 0" x 11' 3" (3.65m x 3.44m)

UPVC window to front aspect, radiator.

### En-suite Shower room 8' 4" x 4' 7" (2.53m x 1.39m)

En-suite shower room having a modern walk-in double with shower cubicle with thermostatic control shower and glazed shower screen. WC with concealed cistern , Chrome heated towel radiator. Tiled splashback tiling to walls. Extractor fan, Led recessed lighting & shaver point.

### Bedroom Two 12' 1" x 10' 8" (3.69m x 3.24m)

Having UPVC double glazed window to rear aspect, radiator

### Bedroom Three 12' 3" x 8' 0" (3.73m x 2.43m)

Having UPVC double glazed window to rear aspect, radiator. Built in storage cupboard.

### Family Bathroom 8' 2" x 6' 5" (2.48m x 1.95m)

Having panelled bath with over bath wall mounted wash and basin, low-level WC with chrome Inset touch controls, chrome heated towel radiator. Extractor fan, UPVC double glazed obscured window to rear aspect, tiled flooring and splashback tiling to walls, Led recess lighting to ceiling.

### Integral Garage

Having up & over door. Electric light & power. Eco Vailiant boiler.

### Rear Garden

To the rear of the property there is a good sized fully enclosed garden being laid mainly to lawn with a paved patio area, decorative border and further raised seating area to the bottom of the garden.

### Notes:

**Council Tax Band: D**

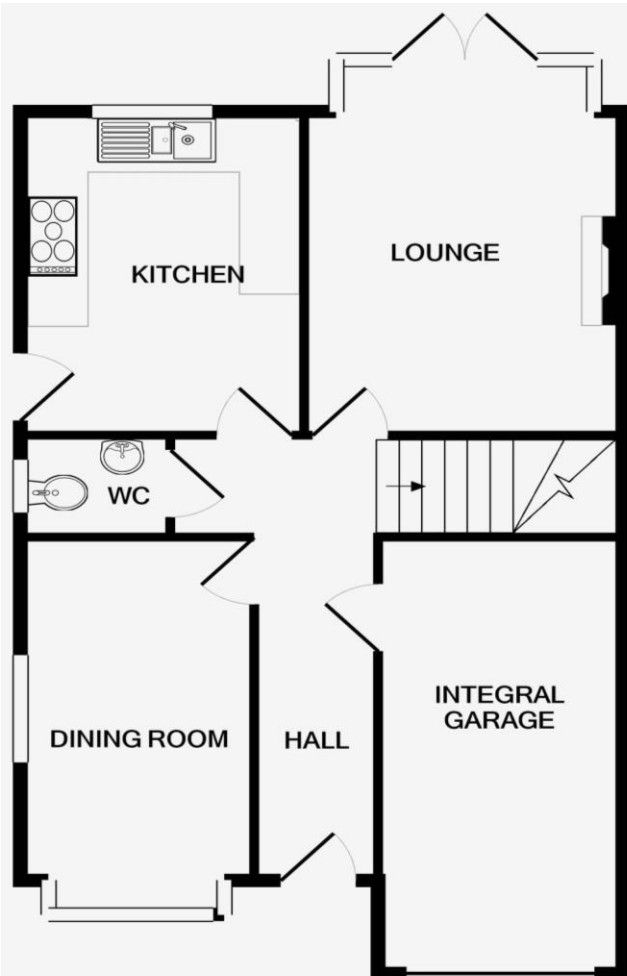
**EPC Rating: B**

**Tenure:** believed to be freehold

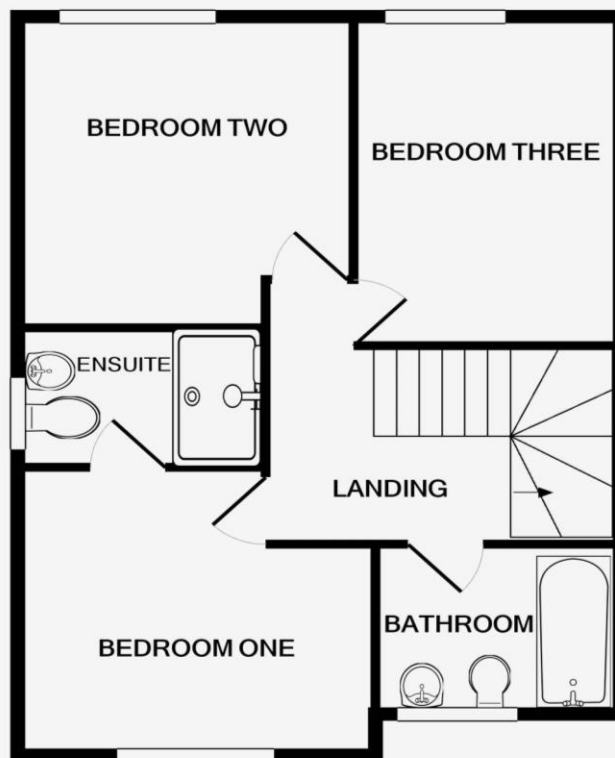








GROUND FLOOR  
APPROX. FLOOR  
AREA 609 SQ.FT.  
(56.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 524 SQ.FT.  
(48.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1133 SQ.FT. (105.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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