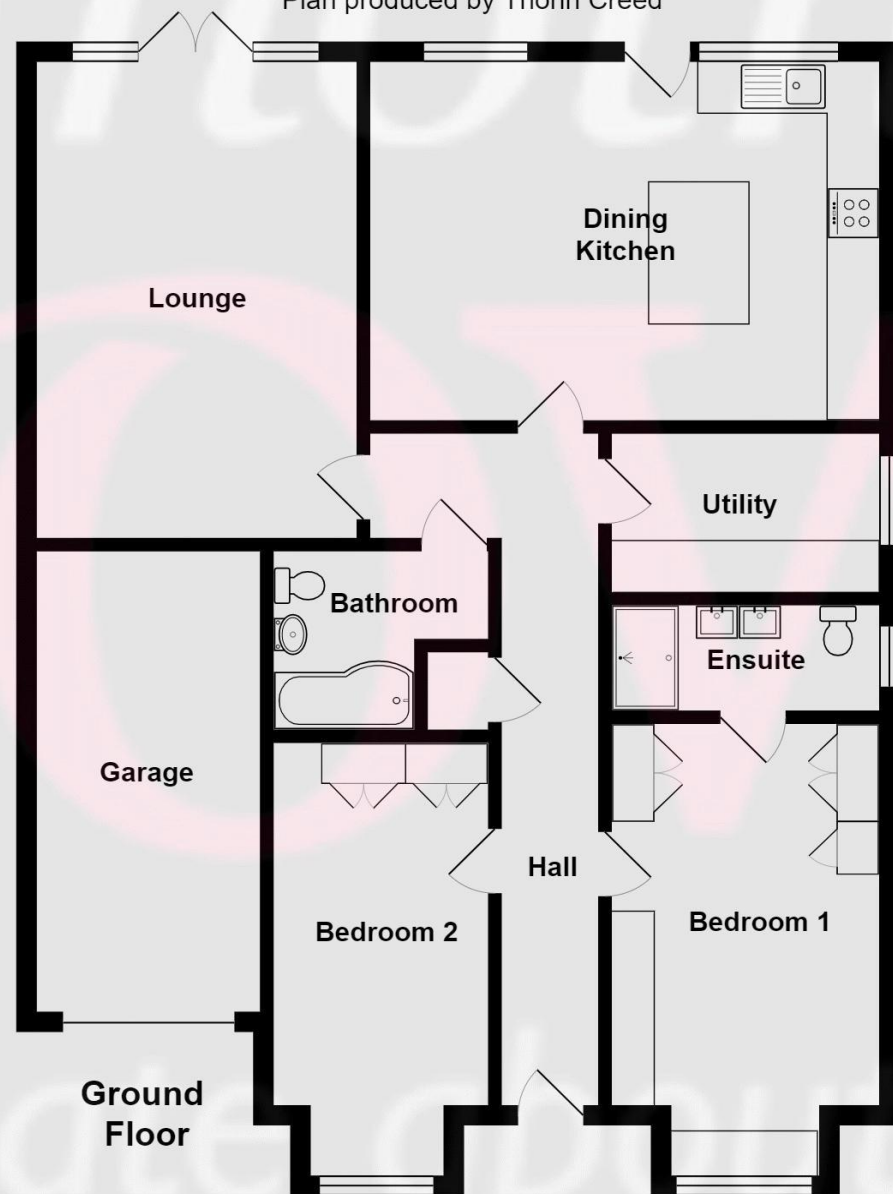


Total Area: 121.0 m²
All contents, positioning &
measurements are approximate
and for display purposes only
Plan produced by Thorin Creed



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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6b Rowan Place
Somerford, Congleton,
Cheshire CW12 4UY

£515,000

- HIGH SPECIFICATION TWO BEDROOM DETACHED BUNGALOW
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- IMMACULATE BATHROOM & EN SUITE TO MASTER BEDROOM
- SOLAR PANELS INSTALLED - LOW ENERGY COSTS!
- MAGNIFICENT UNDERFLOOR HEATING SYSTEM
- EXTENSIVE DRIVEWAY & PARKING FOR NUMEROUS VEHICLES
- INTEGRAL GARAGE & ENCLOSED GARDENS
- EXCLUSIVE CUL DE SAC IN SEMI RURAL SOMERFORD LOCALITY
- NO CHAIN

*** NO CHAIN*** A spectacular example of a substantial and contemporary 2-bedroom detached bungalow in a cul-de-sac location, this property has benefits galore!

To the property’s front, an extensive driveway allows for the parking of a plethora of cars plus there is an integral garage with electric rollover door. To the property’s rear there is a delightful garden with Indian stone paving, a summerhouse and green house, lawn area, flowerbeds, and raised vegetable beds. There is also an air source heat pump, on which note... the property also benefits from solar panels to supplement the hot water and heating systems, further reducing the ever-growing cost of energy!

The advantages continue with a magnificent UNDERFLOOR HEATING SYSTEM, each room being able to manage its temperature independent of those around. The high-end finished kitchen boasts top- level NEFF cooking appliances and a Liebherr Dual Zone Wine Cooler, and quartz countertops. There is also an immaculately finished bathroom and an en-suite.

This property simply must be seen in person to fully appreciate the overall quality on offer!

TRULY SEMI-RURAL - The property is located in an extraordinarily desirable, modern, yet established gathering of exclusive homes, and does not suffer from being overlooked as so many newer



properties find themselves. Being positioned at the end of its own large driveway with only one neighbour, a similarly stunning bungalow, the property has a unique and welcome feeling of privacy, whilst remaining part of a community.

The property exists within good range of a spectacular array of shopping, fitness and night life opportunities in Somerford, Congleton and Holmes Chapel, as well as offering breathtaking leisure activities in the splendid Cheshire countryside.

There are good commuter links by road and rail both north and south, along with a fine assortment of public and private schooling nearby.

We highly recommend contacting our office to arrange a private, in-person viewing of this simply stunning home – we add that our clients are open to the inclusion of selected furnishings by agreement or separate negotiation.

The accommodation briefly comprises:
(all dimensions are approximate)

HALL 27' 1" x 8' 9" (8.25m x 2.66m) L-Shaped: Coving to ceiling. Hatch with built in ladder to access part-boarded roof space.. Jim Lawrence lights. Pole and curtains. ADT remote monitored alarm system. 13 Amp power points. Door to storage with under floor manifold.

LOUNGE 19' 3" x 12' 2" (5.86m x 3.71m): Coving to ceiling. PVCu double glazed French doors and window to rear aspect. Pole and curtains. Electric feature fire. TV wall mount. 13 Amp power points.



DINING KITCHEN 19' 5" x 14' 1" (5.91m x 4.29m): Low voltage downlighters inset. Jim Lawrence pendant lights over island. Coving to ceiling. PVCu double glazed windows and door to rear aspect. Pole and curtains. Roman blind. Range of base and eye level units with quartz countertops, integrated NEFF double ovens, one of which is a combination oven/microwave. NEFF induction hob with extractor hood over. Integrated dishwasher. Integrated fridge-freezer. Sink with drainer inset with mixer tap. Island with integrated Liebherr dual zone wine cooler. TV wall point and mount. 13 Amp power points.

UTILITY 10' 3" x 5' 8" (3.12m x 1.73m): Coving to ceiling. PVCu double glazed frosted window to side aspect. Space and plumbing for washer and dryer (option to be included along with a range of units). 13 Amp power points. Extractor fan.

BEDROOM 1 FRONT 17' 5" x 10' 3" (5.30m x 3.12m) into alcove: Coving to ceiling. Low voltage downlighters inset to alcove. PVCu double glazed window to front aspect. Extensive range of bespoke Sharps wardrobes and storage. 13 Amp power points. Door to:

EN SUITE 10' 3" x 3' 11" (3.12m x 1.19m): PVCu double glazed frosted window to side aspect. Wall hung W.C. His and hers floating sink unit with dual mixer taps and LED heated mirror over. Shower enclosure. Tiled walls and floor. Electric heated towel radiator. Extractor fan.

BEDROOM 2 FRONT 16' 11" x 8' 2" (5.15m x 2.49m) into alcove: Coving to ceiling. Low voltage downlighters inset to alcove. PVCu double glazed window to front aspect. 13 Amp power points. Large free standing double wardrobe.

BATHROOM 8' 1" x 7' 4" (2.46m x 2.23m) max: Light tube. Low voltage downlighters inset. White suite comprising: Back to wall W.C., sink with mixer tap and bath with shower and screen over. LED heated vanity mirror. Electric heated towel radiator. Partly tiled walls. Tiled floor.

Outside :

FRONT : Parking for numerous vehicles. Small planting beds.



SIDE : Indian stone pathways down both sides to rear.

REAR : Fenced rear garden with lawn area and raised vegetable beds. Indian stone patio and pathway to Summer house with power and light. Greenhouse to be included.

GARAGE : Electric garage door. Power and light.

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

SERVICES : Mains electric, water and drainage. Underfloor heating throughout. Solar panels (hot water and heating).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: E

DIRECTIONS: SATNAV CW12 4UY

EPC RATING ‘B’:

