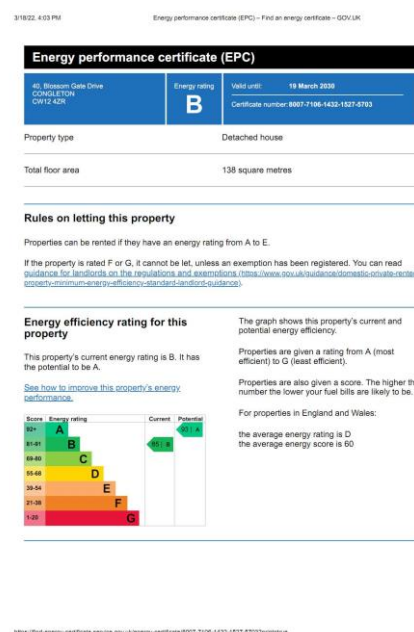


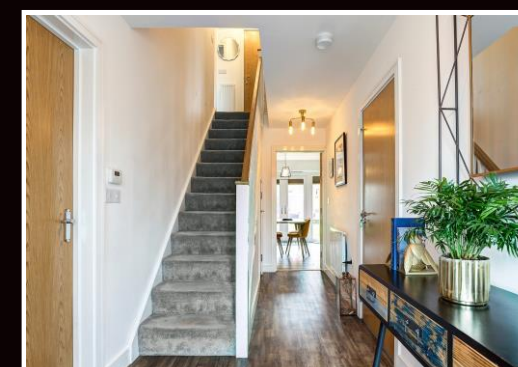
Ground floor



First floor



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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Timothy a brown

www.timothyabrown.co.uk

40 Blossom Gate Drive
Congleton, Cheshire CW12 4ZR

Offers in Excess of £400,000

- LUXURIOUS 4 BEDROOM RECENTLY BUILT DETACHED HOME
- REPUTABLE SEDDONS DEVELOPMENT
- LIGHT & AIRY KITCHEN DINER
- MASTER EN SUITE, JACK & JILL EN SUITE & FAMILY BATHROOM
- DRIVEWAY PROVIDING PARKING
- INTEGRAL GARAGE & ELECTRIC VEHICLE CHARGING POINT
- METICULOUSLY LANDSCAPED REAR GARDEN
- RESIDUE OF NHBC WARRANTY

FOR SALE BY PRIVATE TREATY (Subject to contract)

This beautifully presented four bedroom detached home offers everything required for family living and so much more, with its modern kitchen diner, spacious bedrooms, 'Jack & Jill' en suite plus master en-suite and electric vehicle charging point to name but a few. All this, whilst being a literal stone's throw from vast and open playing fields and great local amenities including the West Heath shopping centre offering shops, restaurants, public house and pharmacy.

Close links by road and rail to cities both north and south, with the addition of the newly completed link road right on the property's doorstep giving a further undeniable aspect to the "location, location, location" appeal.

This property differs from others of "The Brearley" type with its more open feeling outset and meticulously landscaped gardens.

The property being situated in the sought after area of West Heath, set on the fringe of Cheshire's countryside, the development is sited within walking distance to excellent schools such as Congleton High School, Black Firs and Quinta Primary Schools.

With all of its many benefits, this property is unlikely to remain on the market for long. If interested, we urge you to contact our office to avoid disappointment!



*The majority of the 10 year NHBC warranty remains.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Modern composite front entrance door.

HALL 17' 5" x 5' 8" (5.30m x 1.73m): Single panel central heating radiator. 13 Amp power points. Stairs to first floor. Karndean flooring. Understairs storage. Digital thermostat.

CLOAKROOM 5' 7" x 3' 3" (1.70m x 0.99m): PVCu double glazed frosted window to rear aspect. White suite comprising: w.c. and sink with mixer tap. Extractor fan. Karndean flooring.

LOUNGE 18' 0" x 10' 10" (5.48m x 3.30m) into bays: PVCu double glazed bay window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point.

KITCHEN/DINER 20' 0" x 11' 1" (6.09m x 3.38m) Overall:

Kitchen Area : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Range of modern white laminate fronted base and eye level units with contrasting wall mounted units. Granite preparation working surfaces. Built in 5 ring gas hob. Built in Zanussi electric oven and grill with combination microwave over. Ceiling suspended glass and stainless steel extractor canopy over. Stainless steel sink unit and drainer. Integrated dishwasher and fridge freezer. Breakfast bar. 13 Amp power points. Grey oak effect flooring as laid.

Dining Area : Double panel central heating radiator. Television aerial point. 13 Amp power points. French doors to rear aspect with side panels. Grey oak effect flooring as laid.

UTILITY 7' 5" x 5' 10" (2.26m x 1.78m): Space and plumbing for washing machine and space for tumble dryer. Worktop and base unit. Single panel central heating radiator. 13 Amp power points. PVCu double glazed door to outside. Grey oak effect ceramic tiled flooring as laid.



First Floor :

LANDING 9' 0" x 3' 0" (2.74m x 0.91m): Single panel central heating radiator. Wooden door to storage cupboard.

BEDROOM 1 FRONT 18' 10" x 11' 2" (5.74m x 3.40m) max: PVCu double glazed bay window to front aspect. Digital thermostat. Two single panel central heating radiators. Television aerial point. 13 Amp power points. Built in wardrobes. Door to en suite.

EN SUITE : Frosted PVCu double glazed window to front aspect. White suite comprising: w.c., wash hand basin with mixer tap and tiled shower enclosure with glass door. Extractor fan. Heated towel radiator. Downlighters. Shaver point.

BEDROOM 2 FRONT 11' 6" x 11' 2" (3.50m x 3.40m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

JACK & JILL EN SUITE : PVCu frosted window to side aspect. Suite comprising: w.c., wash hand basin with mixer tap and tiled shower enclosure. Extractor fan. Heated towel radiator. Downlighters. Shaver point.

BEDROOM 3 REAR 11' 4" x 9' 8" (3.45m x 2.94m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 11' 6" x 7' 6" (3.50m x 2.28m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 1" x 6' 11" (2.16m x 2.11m) max: PVCu double glazed window to rear aspect. Suite comprising: w.c., wall hung wash hand basin with mixer tap and bath with shower mixer over. Heated towel radiator. Extractor fan. Downlighters. Laminate tile effect floor. Tiled splashbacks.

Outside :

FRONT : Lawn with shrubbery. Driveway providing parking for two vehicles.



GARAGE 18' 0" x 7' 10" (5.48m x 2.39m) Internal measurements: Up and over door. Double panel central heating radiator. Internet point. Rolec electric vehicle charger. Vaillant combi gas boiler.

REAR : Lawned garden. Patio area. Shale path leading to further patio area. Water feature. Shrubby. Shed. Water point.

TENURE : Freehold (subject to solicitors verification). Service charge £tbc.

SERVICES : All mains services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: E

DIRECTIONS: From our office proceed along West Street continuing over the roundabout onto West Road. At the next roundabout take the third exit onto Holmes Chapel Road and then first right into Back Lane. Follow the road taking the second right into Blossom Gate Drive, where the property will be found.

