

Timothy a brown



Energy performance certificate (EPC)

Address	5 Alma Close, Congleton, Cheshire, CW12 1JR
Energy rating	C
Valid until	14 August 2022
Certificate number	5100 8450 4190 0000 0000

Property type: Detached house

Total floor area: 188 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/landlord-guide-to-energy-efficiency-improvements.pdf

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/landlord-guide-to-energy-efficiency-improvements.pdf

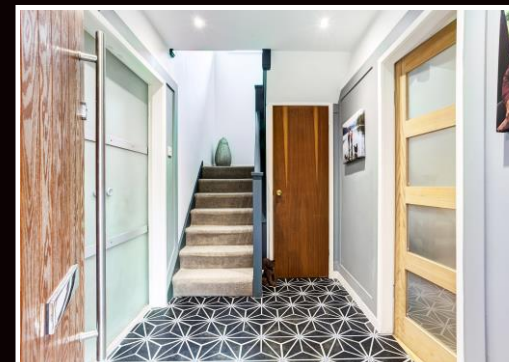
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 55

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

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5 Alma Close

Scholar Green, Stoke-On-Trent,
Staffordshire ST7 3HZ

Offers in Excess of £525,000

- OVER 2000 SQ FT SUPER HOME
- FOUR BEDROOMS
- EXTENSIVE PLOT & GROUNDS OF 0.4 ACRES
- OPEN PLAN LIVING SPACES
- LARGE GAMES ROOM WITH BAR
- GYM ROOM
- INTEGRAL GARAGE & GENEROUS DRIVEWAY
- SEMI RURAL VILLAGE LOCATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

WATCH THIS FANTASTIC 360 VIRTUAL ONLINE PROPERTY TOUR

This really is a wonderful home that simply must be viewed to appreciate the high level of craftsmanship that's been so sympathetically invested, and the unrivalled space available, not forgetting the substantial plot and gardens which extend to a whopping 0.4 acres or thereabouts.

Call Timothy A Brown to book your bespoke viewing, we're certain you won't be disappointed!

Situated in the village of Scholar Green, the property lies 10 miles north of the centre of Stoke, and 6 miles south of Congleton on the A34.

There is easy access to the M6 motorway, and main arterial routes to Manchester Airport are easily accessible by road, with Kidsgrove and Congleton railway station within easy reach providing nationwide rail links and frequent expresses to London.

A truly stunning property that you are just sure to love! Having been expertly renovated by the current owners, the specification is luxurious and the presentation is excellent.

OVER 2000 SQ FT OF SUBSTANTIAL "SUPER HOME"!! LOCATED AT THE END OF A PRIVATE ROAD (OWNED BY THIS PROPERTY). EXTENSIVE PLOT AND GENEROUS GROUNDS. FANTASTIC OPEN PLAN LIVING SPACES. FOUR BEDROOMS.

Open storm porch with adjacent gym room. Reception hall. Kitchen/diner with french doors to rear garden,



utility and cloakroom off. Large games room with bar servery. Substantial open plan split level living room with dining room off. Principal bedroom with walk in box bay, three further bedrooms, shower room and separate w.c. Extensive grounds and plot. Generous driveway and attached garage.

Occupying an unrivalled location in the village of Scholar Green often sought, but so rarely found, being both semi rural, and conveniently close to the nearby towns of Congleton and Alsager.

The accommodation briefly comprises (all dimensions are approximate)

FRONT ENTRANCE 9' 7" x 5' 10" (2.92m x 1.78m) : Large open storm porch. Porcelain style floor tiles.

MAIN ENTRANCE : High security wood grain effect front door to:

GYM 13' 7" x 9' 2" (4.14m x 2.79m) : Anthracite grey PVCu double glazed French doors to gym. PVCu double glazed window to rear aspect. Low voltage downlights inset. 13 Amp power points. Wall mounted Alpha gas combi boiler.

HALL 9' 0" x 6' 1" (2.74m x 1.85m) : Double panelled central heating radiator. 13 Amp power points. Feature tiled floor. Stairs to first floor. Under stairs store cupboard. Opaque glass sliding doors to lounge.

OPEN PLAN SPLIT LEVEL LOUNGE 21' 3" x 17' 3" (6.47m x 5.25m) : Feature slate tile slips to prominent wall. Double panelled central heating radiator. 13 Amp power points. Cast iron wood burner. Polished grey ceramic floor tiles to lower area and carpeted to upper section. Aluminum framed sealed unit double glazed sliding patio doors to outside decked terrace. Large squared off opening to:

DINING ROOM 13' 3" x 9' 9" (4.04m x 2.97m) : Dual aspect PVCu double glazed windows. Double panelled central heating radiator. 13 Amp power points.

L-SHAPED BREAKFAST KITCHEN 28' 1" x 7' 4" (8.55m x 2.23m) widening to 10' 6" :



Kitchen area 17' 4" x 7' 4" (5.28m x 2.23m) : PVCu double glazed window to front aspect. Feature downlights. Light oak effect preparation surfaces with 4 ring ceramic hob inset and stainless steel 1.5 bowl sink inset with black glass top. Contemporary high gloss base units in white. Built in electric oven/grill. Space and plumbing for washing machine. Further matching preparation surfaces with base units and contemporary lighting above. Textured quartz effect tiles to splashback. Double panelled central heating radiator. Oak effect Karndean flooring.

Breakfast area 10' 6" x 9' 9" (3.20m x 2.97m) : Inset lighting. Oak effect breakfast bar with seating for four. 13 Amp power points. Oak effect Karndean flooring. PVCu double glazed French doors to rear garden.

UTILITY 10' 0" x 9' 0" (3.05m x 2.74m) : PVCu double glazed window to front aspect. Oak effect preparation surface with 4 ring induction hob inset and high gloss contemporary eye level and base units in grey. Space and plumbing for washing machine. Single panel central heating radiator. Oak effect Karndean flooring.

W.C. : PVCu double glazed window to side aspect. Low level W.C. with concealed cistern. Wall hung wash hand basin. Feature tiled wall.

GAMES ROOM 19' 10" x 14' 5" (6.04m x 4.39m) : PVCu double glazed windows to dual aspect. Electric storage heater. 13 Amp power points. Double panelled central heating radiator. Oak effect Karndean flooring.

BAR 9' 0" x 3' 1" (2.74m x 0.94m) : 13 Amp power points. Oak effect Karndean flooring.

First Floor : Return stairs to first floor with PVCu double glazed window to rear aspect.

LANDING : Low voltage downlighters inset.

BEDROOM 1 FRONT 15' 4" x 9' 3" (4.67m x 2.82m) : PVCu double glazed walk in box bay window to front aspect. Further PVCu double glazed dual aspect windows. Double panelled central heating radiator.

BEDROOM 2 SIDE 10' 4" x 7' 9" (3.15m x 2.36m) : PVCU double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 SIDE 10' 6" x 9' 2" (3.20m x 2.79m) : PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Oak effect Karndean flooring.



BEDROOM 4 REAR 7' 9" x 7' 4" (2.36m x 2.23m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM 9' 10" x 5' 8" (2.99m x 1.73m) : PVCu double glazed window to front aspect. Ceramic bowl wash hand basin sat on vanity unit with cupboard below. Large walk in shower cubicle with glass screen and mains fed shower. Fully tiled walls. Tiled floor. Linen cupboard.

SEPARATE W.C. : PVCu double glazed window to front aspect. Wall hung wash hand basin, wall hung W.C. with concealed cistern. Feature tiled wall and tiled floor.

Outside :

FRONT : The cul-de-sac road which approaches this property is within the ownership of this property. Paved driveway for 2/3 cars.

REAR : Adjacent to the rear of the property is is a composite decked terrace which overlooks the garden. To the side is an extensive timber decked dining terrace with glass balustrade, an ideal alfresco area with space for a hot tub and all overlooking the garden. The gardens are south westerly facing and are substantial. Mainly laid to lawn reaching down to the brook with a rich variety of mature trees, shrubs and mature boundary hedgerow.

INTEGRAL GARAGE 16' 0" x 9' 6" (4.87m x 2.89m) internal measurements : Up and over door. Power and light.

TENURE : Freehold (subject to solicitors' verification).

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

VIEWING : Strictly by appointment through sole selling agent Timothy A Brown.

TAX BAND: G

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV: ST7 3HZ

