

## Ground Floor

## First Floor



### Energy performance certificate (EPC)



Property type  
Detached house

Total floor area  
87 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/guidance/domestic-rented-property-energy-efficiency-standards-and-letting-licences>.

#### Energy rating and score

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

[See how to improve this property's energy efficiency](#)

#### 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](http://www.timothyabrown.co.uk)



7 Violet Close  
Congleton, Cheshire CW12 4YR

Selling Price: £380,000

- 3 BEDROOM DETACHED HOME
- SEPARATE LOUNGE
- FITTED KITCHEN/DINER
- FAMILY BATHROOM. EN SUITE TO MASTER BEDROOM.
- 3 CAR DRIVEWAY & DETACHED GARAGE
- ENCLOSED GARDEN
- FRINGE OF DEVELOPMENT OVERLOOKING FARMLAND

# FOR SALE BY PRIVATE TREATY (Subject to contract)

## \*\*\*THE WYNBURY – 3 BEDROOM DETACHED – FRINGE OF DEVELOPMENT OVERLOOKING FARMLAND\*\*\*

The Wynbury is a good looking three bedroom detached home with 3 car driveway and a detached garage. On the ground floor, the spacious hall way will lead you to an extensive lounge area to one side of the property. To the other side, is an equally-large kitchen/dining area, which incorporates modern French doors that lead onto the enclosed garden area. There is also a practical store cupboard in this room, to allow for maximum living space. Finally, a useful downstairs WC completes this floor.

On the first floor, the generous master bedroom has a stylish en suite with fully tiled rainfall-shower cubicle. There are two further bedrooms – a double and a single – as well as a modern family bathroom, fitted with contemporary Ideal Standard sanitaryware. There is also a further store cupboard on this floor.

Elmwood, on Padgbury Lane, is an exciting new homes development of 2, 3, 4 and 5 bedroom homes in Congleton. Accessed from a leafy country road and adjacent to the picture postcard village of Astbury, the development offers a spacious layout with imaginative landscaping and mature trees. Seddon Homes' renowned build quality will be evident in every new home at Elmwood, with large plots, clever designs and generous room sizes. All their new build homes are complete with an exceptional range of fixtures and fittings including rigid built kitchen cabinetry, top of the range appliances and boutique en suites. And, unlike a number of other house builders, these will be included as standard.

### Why buy a new build house in Congleton?

The historic market town of Congleton is a true gem. Located on the banks of the River Dane, it has a pretty town centre surrounded by the beautiful countryside of the Cheshire Peak District. The picturesque Macclesfield Canal, which runs through the town, and Astbury Mere and Country Park are popular with walkers and cyclists.

### Sport & Leisure:

Congleton has a twice-weekly market – on Tuesdays and Saturdays. History buffs can enjoy the town's industrial heritage, in the Congleton Museum. There is also the Daneside Theatre which stages regular productions. Each June, the town hosts a popular Food and Drink Festival. And the town's annual Jazz & Blues Festival is held every August, attracting musicians from throughout the UK.

### Local amenities:

Congleton has two secondary schools, both with 'good' Ofsted ratings. There are several highly-rated primary schools in the town, including Black Firs primary school – which is within walking distance of Elmwood. The town centre has a good range of independent shops and eateries, with larger name outlets on the Congleton Retail Park. There are 3 supermarkets in the town: Morrisons, Tesco and Aldi, and a Marks & Spencer Simply Food store.

### Transport:

Congleton is a perfect location for commuters, just 7 miles from junction 17 or 18 of the M6 motorway, between Macclesfield and Stoke-on-Trent. Manchester city centre is 21 miles away. Elmwood is a short 10 minute drive to the railway station, which has regular trains to Manchester Piccadilly and Stoke-on-Trent.



### The accommodation briefly comprises: (all dimensions are approximate)

**ENTRANCE :** High security composite panelled front door to:

**HALL 10' 6" x 7' 2" (3.05m x 2.18m) :** Double panel central heating radiator. 13 Amp power points. Return stairs to first floor.

**SEPARATE W.C. :** White suite comprising: low level W.C. with concealed cistern, wall hung vanity wash hand basin with chrome mixer tap. Single panel central heating radiator. Grey textured tiles to splashbacks.

**LOUNGE 15' 8" x 9' 9" (4.77m x 2.97m) :** Dual aspect PVCu double glazed windows. Double panel central heating radiator. 13 Amp power points. Television aerial point. BT point.

**DINING KITCHEN 15' 7" x 9' 8" (4.75m x 2.94m) :** Dual aspect PVCu double glazed windows. Low voltage downlighters inset. Extensive range of matt wood effect eye level and base units in white with grey marble effect preparation surfaces over with stainless steel one and a half bowl sink unit inset. The preparation surfaces continues and extends to create a breakfast bar with seating for 4. Built-in 5-ring gas hob with ceiling suspended stainless steel and glass extractor hood over. Built-in double electric fan assisted oven and grill below. Integrated fridge, freezer, dishwasher and washing machine. Double panel central heating radiator. 13 Amp power points. Grey porcelain floor tiles. Under stairs store cupboard. PVCu double glazed french doors to rear garden.

**First Floor :**

**GALLERIED LANDING :** Oak hand rail with painted stringers. 13 Amp power points. Access to roof space. Linen cupboard housing Ideal gas combi boiler.

**BEDROOM 1 FRONT 10' 10" x 10' 0" (3.30m x 3.05m) :** Dual aspect PVCu double glazed windows. Single panel central heating radiator. 13 Amp power points. Television aerial point.

**EN SUITE 9' 1" x 4' 6" (2.77m x 1.37m) into shower cubicle :** PVCu double glazed window to side aspect. Modern white suite comprising: low level W.C. with concealed cistern, wall hung wash hand basin with chrome mixer tap and double sized shower cubicle with mains fed shower and glass sliding door. Chrome centrally heated towel radiator. Textured grey tiles to splashbacks.



**BEDROOM 2 SIDE 10' 0" x 8' 6" (3.05m x 2.59m) :** PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT 10' 0" x 7' 0" (3.05m x 2.13m) :** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM 7' 3" x 6' 5" (2.21m x 1.95m) :** PVCu double glazed window to front aspect. Low voltage downlighters inset. White suite comprising: low level W.C., panelled bath with chrome mixer tap, wall hung wash hand basin with cold mixer tap. Chrome centrally heated towel radiator. Shaver point.

**OUTSIDE :**

**FRONT :** Perimeter paved pathway and lawned areas.

**SIDE :** Tarmacadam driveway for three cars terminating at the detached garage.

**REAR :** Majority non overlooked. Paved patio area. Lawned gardens with encompassed with timber fencing and substantial brick built pillars. Gated access to driveway.

**DETACHED SINGLE GARAGE 21' 2" x 9' 0" (6.45m x 2.74m) internal measurements :** Up and over door. Power and light. Overhead storage.

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

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

**TENURE :** Freehold (subject to solicitors verification).

**TAX BAND:** D.

**LOCAL AUTHORITY:** Cheshire East.

**DIRECTIONS:** SATNAV CW12 4YR.

