



Burgess Place, Congleton, CW12 4PJ.
£390,000

Whittaker ^{Est. 1930}
& Biggs

Burgess Place, Congleton, CW12 4PJ.

The Mitford - We are pleased to present to the market this four bedroom detached family home, perfectly located on a privileged position within the brand new Miller Homes development of Turnstone Grange, offering all the advantages you would expect from a new home including NHBC guarantee, whilst being accessible to the local amenities of West Heath shopping facilities, with Congleton town a short distance away plus being on the doorstep of Back Lane playing fields, ideal for recreational use plus the wonderful walks of Astbury Mere Country Park close by.

This well presented home briefly comprises of to the ground floor: - lounge with a walk-in bay window, open plan kitchen / diner, separate study / playroom, utility room and for your convenience a downstairs cloakroom.

To the first floor you will find four good sized bedrooms with an en-suite to the master bedroom and a family bathroom serving the remaining three bedrooms.

Externally to the rear is a good-sized garden mainly laid to lawn plus an extended patio area ideal for alfresco dining during those warmer months. To the front of the property there is a well-maintained border with shrubbery and plants plus a pathway leading up to the front door. Benefiting from ample off-road parking for two cars with immediate access to the detached garage.

Perfectly situated for the local amenities, the fantastic range of primary and high schools, as well as easy access to neighbouring Cheshire towns of Sandbach,



Holmes Chapel and Knutsford plus convenient motorway and railway access and the accessible link road. A viewing comes highly recommended to fully appreciate what this impressive home has to offer.

Entrance porch

Having a composite entrance door with central glazed panel, radiator. Stairs to first floor landing.

Ground floor cloaks 6' 11" x 3' 7" (2.10m x 1.09m)

Having a wash hand basin with mixer tap and splashback tiling, WC, UPVC double glazed window to side aspect. Radiator, grey wood effect vinyl flooring.

Lounge 11' 10" x 17' 8" (3.61m x 5.39m)

into bay. Having a UPVC double glazed walk bay window to the front aspect having views over the adjacent nature pond and children's play area. Two radiators.

Study/Playroom 6' 9" x 6' 9" (2.07m x 2.07m)

Having UPVC glazed window to the front aspect having views adjacent nature pond and children's play area. Radiator.

Open Plan Living Kitchen 23' 5" x 12' 7" (7.14m x 3.84m)

Impressive sized living kitchen, having a combined dining and living space. kitchen area furnished with range of on trend light grey gloss units with contrasting work surface over incorporating a one and a half bowl single drainer, stainless steel sink with mixer tap over. Incorporating breakfast bar, having seating for up to 4 people. range of quality integral appliances including a double combination oven and grill, four ring ceramic hob with touch controls and stainless steel chimney style extractor fan over with matching splashback. Integrated fridge freezer & dishwasher. LED lighting to kickboards. Continuous oak effect vinyl flooring, UPVC double glazed window to the rear aspect. Opening into combined dining and living

space having UPVC double glazed French doors allowing access onto the rear patio and gardens. Radiator, walk in under stairs store cupboard.

Utility room 6' 10" x 5' 5" (2.08m x 1.66m)

Having a range of matching wall mounted cupboard and base units with contrasting worksurface over. incorporating a stainless steel sink unit with mixer tap over. Plumbing for washing machine, space for tumble dryer. Cupboard housing gas central heating boiler. Radiator, wood effect vinyl flooring, wall mounted alarm controls, extractor fan to ceiling, half glazed composite rear entrance door giving access to the gardens.

First Floor Galleried Landing

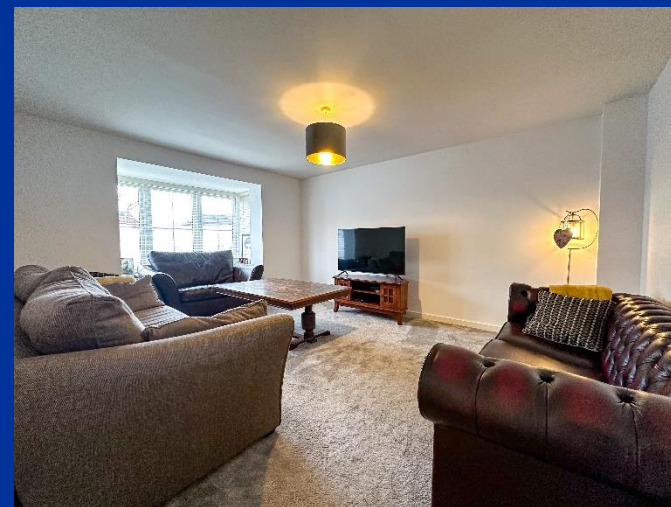
Having UPVC double glazed window to the side aspect, radiator, access to loft space. Built in store cupboard with hanging rail.

Bedroom One 15' 1" x 11' 10" (4.59m x 3.61m)

(4.59m reducing to 3.05m) into wardrobes. UPVC double glazed window to the front aspect, having open views over the adjoining nature pond and children's playing area. Radiator, built in wardrobes with sliding smoked mirrored doors having hanging rail & shelving.

En-Suite 6' 7" x 6' 6" (2.00m x 1.98m)

Having a modern suite comprising of walk-in shower cubicle with bifold glaze doors with dual thermostatically controlled shower, having fixed rainfall effect showerhead and detachable shower all within a fully tiled area. Pedestal wash hand basin, low-level WC, chrome heated towel radiator, oak effect Vinyl flooring, splashback tiling, extractor fan to wall, UPVC double glazed obscured window to the side aspect.



Bedroom Two 11' 3" x 10' 5" (3.44m x 3.17m)
(3.44 m into alcove reducing to 2.54 m) Having UPVC double glazed window to the front aspect overlooking nature pond and children's play area, radiator, niche for wardrobe.

Family Bathroom 8' 4" x 6' 7" (2.55m x 2.00m)
having UPVC double glazed window to the side aspect, extractor fan, tiled effect vinyl flooring. Modern bathroom suite comprising of panelled bath with central mixer tap, pedestal wash hand basin, enclosed shower cubicle with glazed bifold doors in fully tiled

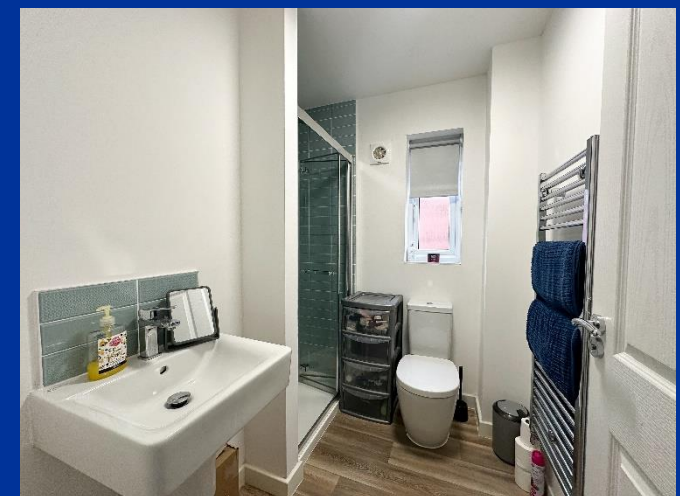
area with a dual thermostatically controlled chrome shower with fixed rainfall showerhead and detachable shower. Splashback tiling to the walls. Extractor fan.

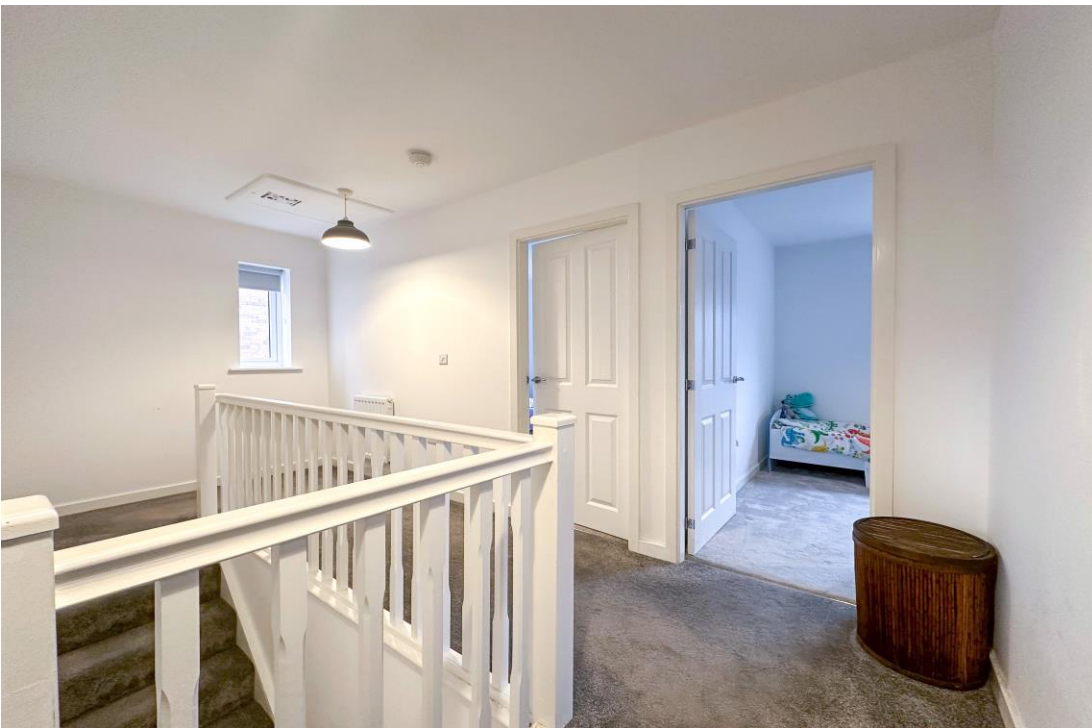
Bedroom Three 12' 5" x 9' 0" (3.78m x 2.75m)
Having UPVC double glazed window to the rear aspect, radiator

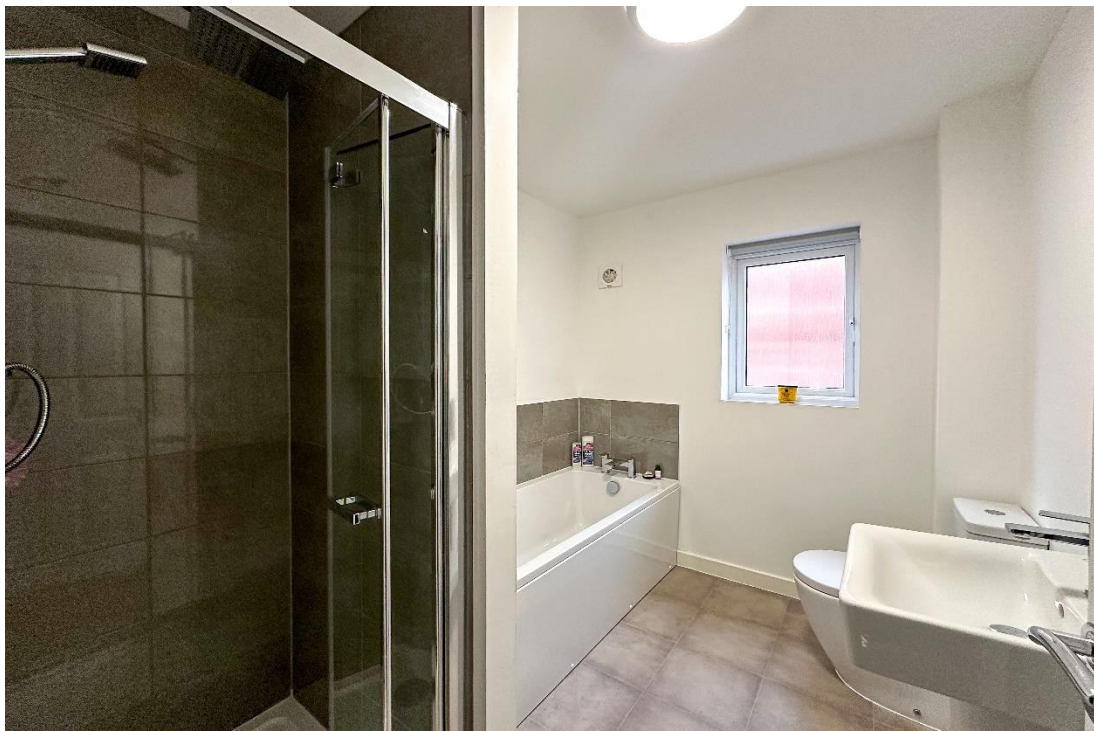
Bedroom Four 8' 11" x 10' 9" (2.73m x 3.27m)
Having a double glaze window to the rear aspect overlooking the garden, radiator.

Externally:
Good sized rear garden, mainly laid to lawn with rear patio. Off road parking for two vehicles, allowing immediate access to the garage.

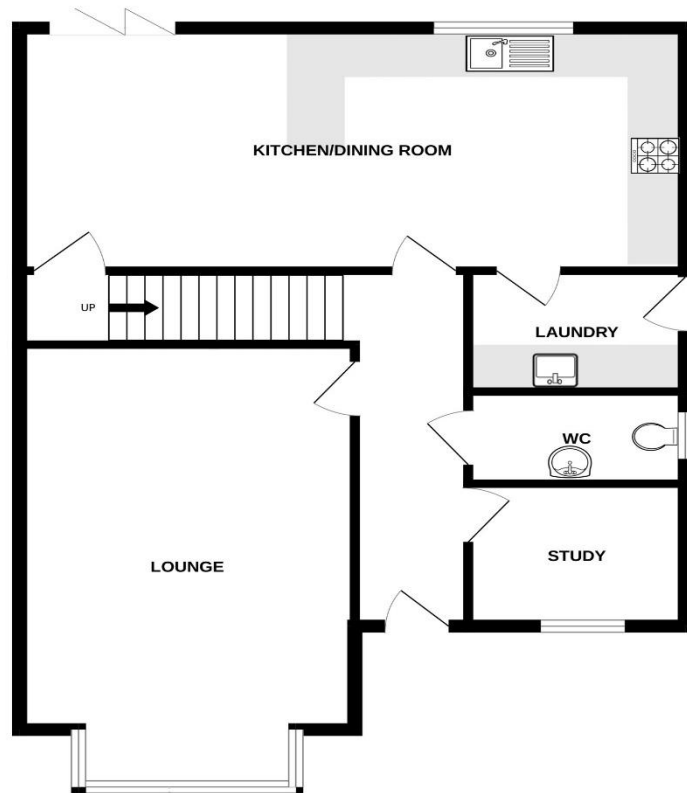
Note:
Council Tax Band: E
EPC Rating: B
Tenure: Freehold







GROUND FLOOR



1ST FLOOR





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