



Blossom Gate Drive, Congleton, CW12 4ZR.
£255,000

Est. 1930
**Whittaker
& Biggs**

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Blossom Gate, The Bowland. We are extremely privileged to offer this three bedroom semi detached, newly constructed in October 2019 set within this exciting new Seddon Development, superbly located with a semi rural feel, yet completely accessible to local amenities & Congleton town as well as Holmes Chapel & Sandbach being close by.

There is also immediate access from the development onto open playing fields, ideal for recreational use. This perfectly presented & designed home offers all you would expect from a new build, including additional of non standard extras. The development is now completely sold out; therefore this is a rare opportunity to purchase upon this prestigious & sought after development.

From its external appearance you can appreciate the quality build & refreshingly different style with its modern, on trend grey windows, a quality not often seen on other new developments.

Internally this beautiful home is presented in show home condition, with spacious accommodation including a lounge with available storage & a fantastic sized open plan dining kitchen furnished with on trend kitchen units & quality integral appliances. From the kitchen there is a separate utility room & a ground floor cloaks for convenience.

The first floor is flooded with light having 3 bedrooms with the master having an indulgent en suite showed room with double width walk in shower cubicle, in



addition to the main family bathroom.

Worthy of particular mention has to be the sizeable rear garden & possible potential for extending to either the side of rear aspect. The lawned gardens are larger than average for this property type & development. Externally there is also attractive road frontage by virtue of the covered entrance canopy, lawned gardens & side driveway, providing ample off road parking for vehicles.

Of course the property offers all the benefits one would expect from a new home including high speed internet, low cost & low maintenance living plus a 10 year NHBC guarantee from October 2019.

A prompt viewing appointment is necessary to appreciate the property & it's further potential.

Entrance Hallway

Having a modern composite front entrance door, white wood wash effect laminate flooring, radiator. Stairs to first floor landing

Lounge 14' 6" x 13' 9" (4.41m x 4.19m)

Having a Upvc double Glazed window to front aspect, radiator. Built in understairs storage cupboard.

Open Plan Dining Kitchen 13' 5" x 10' 11" (4.08m x 3.32m)

Having a range of newly installed on trend wall mounted cupboard and base units with fitted worksurface over incorporating a single drainer stainless steel sink unit with mixer tap over, integral electric oven with combination grill, four ring gas hob with chimney style stainless steel extractor over. Integral fridge freezer & dishwasher. led recessed lighting. UPVC double glazed window to rear aspect

overlooking the rear gardens, radiator. Space for table and chairs, Karndeian tiled flooring

Utility Room 5' 6" x 4' 0" (1.68m x 1.23m)

Having fitted worksurface with Plumbing for washing machine, space for dryer, continuous Karndeian tiled flooring. Extractor fan to ceiling

Ground Floor Cloaks 5' 0" x 4' 0" (1.53m x 1.23m)

Having a wall mounted white WC with concealed cistern. Wall mounted wash hand basin. Radiator, led recessed lighting. Karndeian tiled flooring.

First Floor Landing

Access to loft space. Built in airing cupboard housing Valiant Eco gas fired central heating boiler.

Bedroom One 10' 8" x 11' 3" (3.26m x 3.43m)

UPVC window to front aspect, radiator.

En-Suite

Shower room having a modern walk-in double with shower cubicle with thermostatic control shower and glazed shower screen. WC with concealed cistern , wash hand basin with vanity storage below. Chrome heated towel radiator. Tiled splashback tiling to walls. Extractor fan, Led recessed lighting & shaver point.

Bedroom Two 10' 8" x 10' 0" (3.26m x 3.06m)

Having UPVC double glazed window to rear aspect, radiator.

Bedroom Three 6' 10" x 7' 4" (2.09m x 2.23m)

Having UPVC double glazed window to front aspect, radiator. Built in storage cupboard.

Family Bathroom 6' 10" x 6' 6" (2.09m x 1.97m)

Having panelled bath with over bath electric shower, wall mounted wash and basin, low-level WC with chrome Inset touch controls, chrome heated towel



radiator. Extractor fan, UPVC double glazed obscured window to rear aspect, tiled flooring and splashback tiling to walls, Led recess lighting to ceiling.

Additional Extras

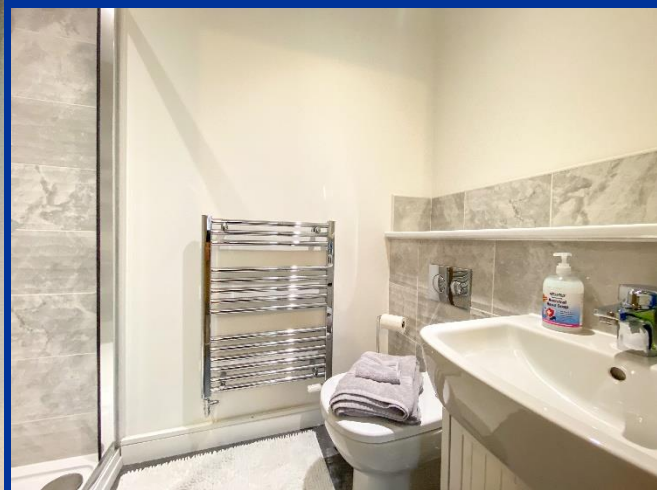
Water tap, charging point for electric car & general use Fttp fiber internet and an Eco fit Valiant boiler.

Notes:

Council Tax Band: C

EPC Rating: B

Tenure: Freehold







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