



Blossom Gate Drive, Congleton, CW12 4ZR.
Offers in Excess of £400,000

Whittaker ^{Est. 1930}
& Biggs

Blossom Gate Drive, Congleton, CW12 4ZR.

Be prepared to be amazed with this delightful and stylish four bedroomed detached home perfectly located within the new Seddon home development of Blossom Gate Drive, The Brearley, offering all the privileges you would expect from a new home including NHBC warranty.

Accessible to West Heath's local amenities & Congleton town as well as Holmes Chapel & Sandbach being close by, there is also access onto open playing fields, ideal for recreational use and the wonderful walks right on your doorstep.

This immaculately presented home offers all you would expect from a newly built home. Briefly comprising of to the ground floor: - lounge, open plan kitchen/diner and breakfast bar with integrated appliances and luxurious Quartz worktops, utility room and ground floor WC for your convenience.

To the first floor you will find four double bedrooms with an en-suite to the master bedroom and bespoke fitted mirrored wardrobes, bedrooms two and three are served by a stunning Jack and Jill shower room plus a further bedroom and a modern family bathroom.

Externally to the rear there is a good-sized fully enclosed garden mainly laid to lawn with an additional patio area for alfresco dining in those warm summer months.



To the front of the property there is a lawned garden and ample off-road parking whilst having access to the garage.

From the 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.

An early viewing is highly recommended to fully appreciate what this property has to offer.

Entrance Hallway

Having a modern composite front entrance door, Karndean flooring, radiator. Stairs to first floor landing. Door to integral garage.

Lounge 11' 1" x 18' 4" (3.38m x 5.58m)

Having a uPVC double glazed bay window to front elevation, two radiators.

Kitchen/Diner 20' 3" x 11' 3" (6.17m x 3.43m)

Having a range of newly installed on trend wall mounted cupboard and base units with quality fitted quartz worksurface and upstands, incorporating a drainer and Franke sink with Franke mixer tap over, integral electric oven with combination grill, 5 ring gas hob with stainless steel extractor hood over, Integral fridge freezer & Neff dishwasher. led lighting. uPVC double glazed window to rear aspect and uPVC double glazed French doors overlooking the rear garden, double radiator, complementary tiled flooring access to the:-

Utility room 6' 0" x 7' 7" (1.83m x 2.31m)

Having a range of panorama base units with complementary worktops and matching upstands, space and plumbing for washing machine and dryer,

radiator, tiled floors,uPVC door to the side elevation and access to the rear garden.

Downstairs cloakroom 5' 5" x 3' 5" (1.65m x 1.04m)

Having a two-piece white modern suite, enclosed low level WC with push flush, wall mounted sink with chrome mixer tap, part tiled walls, tiled floors and radiator, uPVC obscured double glazed window to the rear elevation.

First Floor Landing

Having access to the bedrooms and family bathroom , loft access.

Master bedroom 11' 2" x 18' 1" (3.40m x 5.51m)

Having a range of bespoke fitted mirrored wardrobes,uPVC double glazed bay window to the front elevation, access to the:-

En-suite 6' 4" x 5' 11" (1.93m x 1.80m)

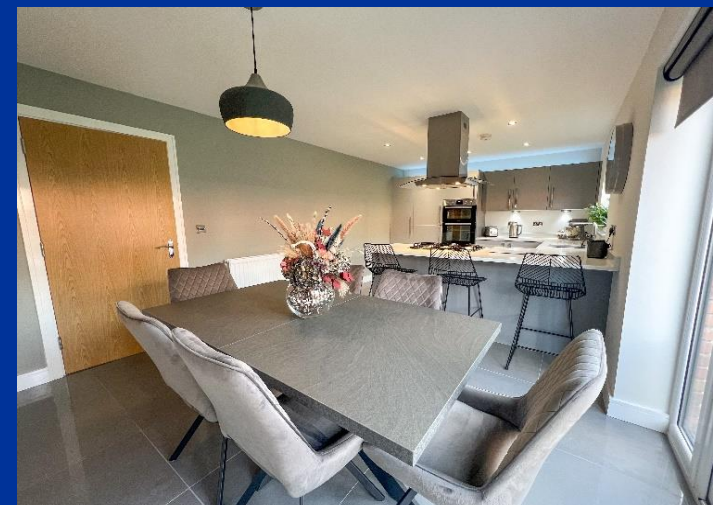
Having a modern walk-in double width shower cubicle with thermostatic control shower and glazed shower screen, rainfall shower attachment, low level WC with concealed cistern with chrome control push flush, wall mounted hand basin with chrome mixer tap, Chrome heated towel radiator, extractor fan, tiled splashback, and partially tiled walls, inset spot lighting, upgraded Karndean flooring, uPVC double glazed obscure window to the front elevation.

Bedroom Two 12' 3" x 11' 3" (3.73m x 3.43m)

Having a uPVC double glazed window to the front elevation, access to the Jack and Jill en-suite shower room.

Bedroom Three 12' 2" x 9' 10" (3.71m x 2.99m)

Having uPVC double glazed window to the rear elevation, access to the Jack and Jill En-suite shower room.



En-Suite 9' 0" x 4' 8" (2.74m x 1.42m)

Having a modern walk-in double width shower cubicle with mains fed shower and chrome shower attachment, low level WC with concealed cistern, wall mounted hand basin with chrome mixer tap, chrome heated towel radiator, partly tiled walls, Karndean flooring, inset spot lighting, uPVC double glazed obscure window to side elevation.

Bedroom Four 7' 7" x 11' 7" (2.31m x 3.53m)

Having uPVC double glazed window to the rear elevation.

Family Bathroom 7' 0" x 8' 1" (2.13m x 2.46m)

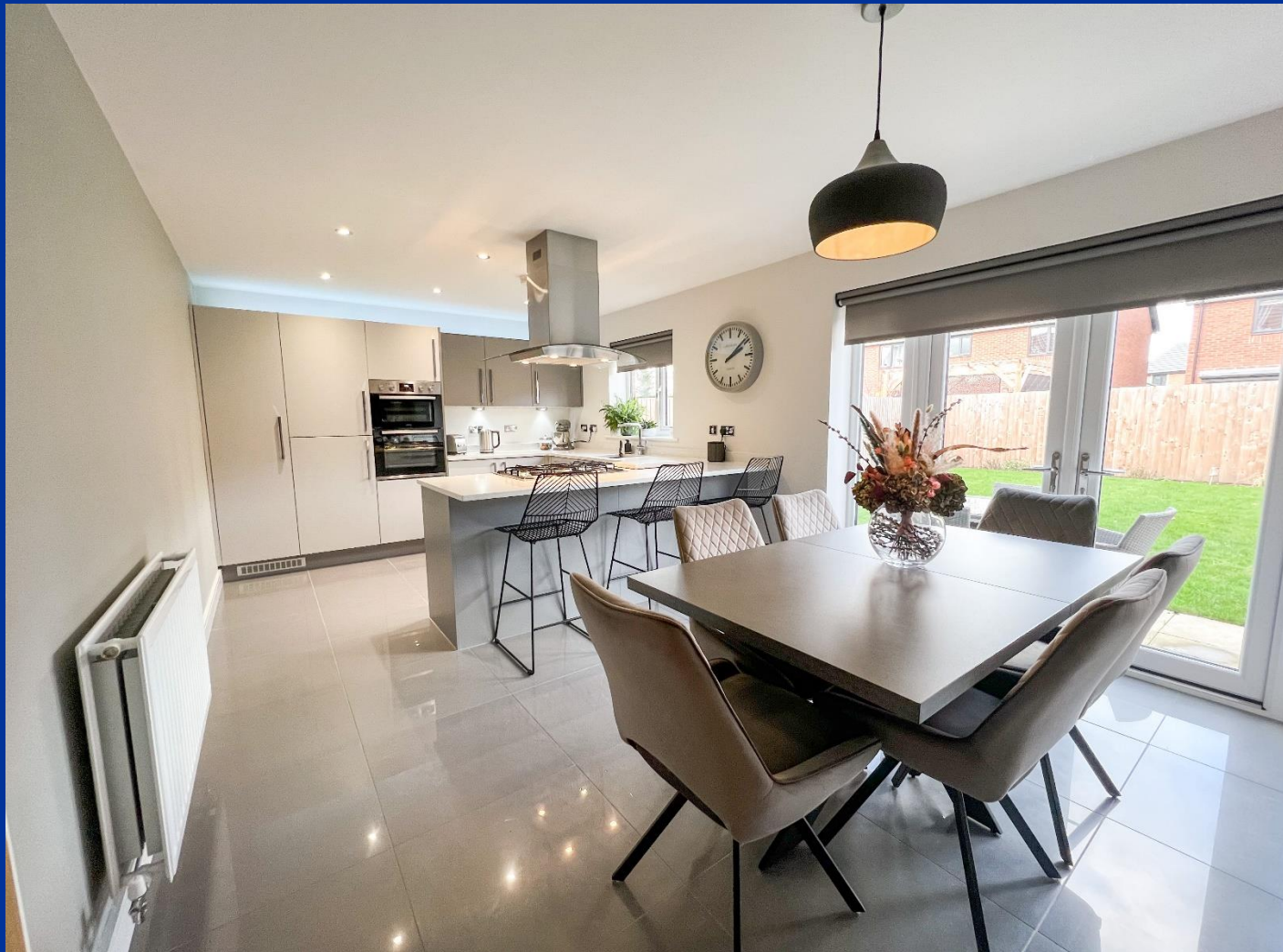
Having a white modern three-piece suite comprising of panelled bath with chrome mixer taps, wall mounted wash hand basin with chrome mixer tap, enclosed low-level WC with chrome control push flush, chrome heated towel radiator, extractor fan, tiled splashback and partially tiled walls, Karndean flooring, Led recess lighting to ceiling. uPVC double glazed obscured window to rear elevation.

Garage 8' 10" x 17' 6" (2.69m x 5.33m)

7' 0" x 8' 1" (2.13m x 2.46m)

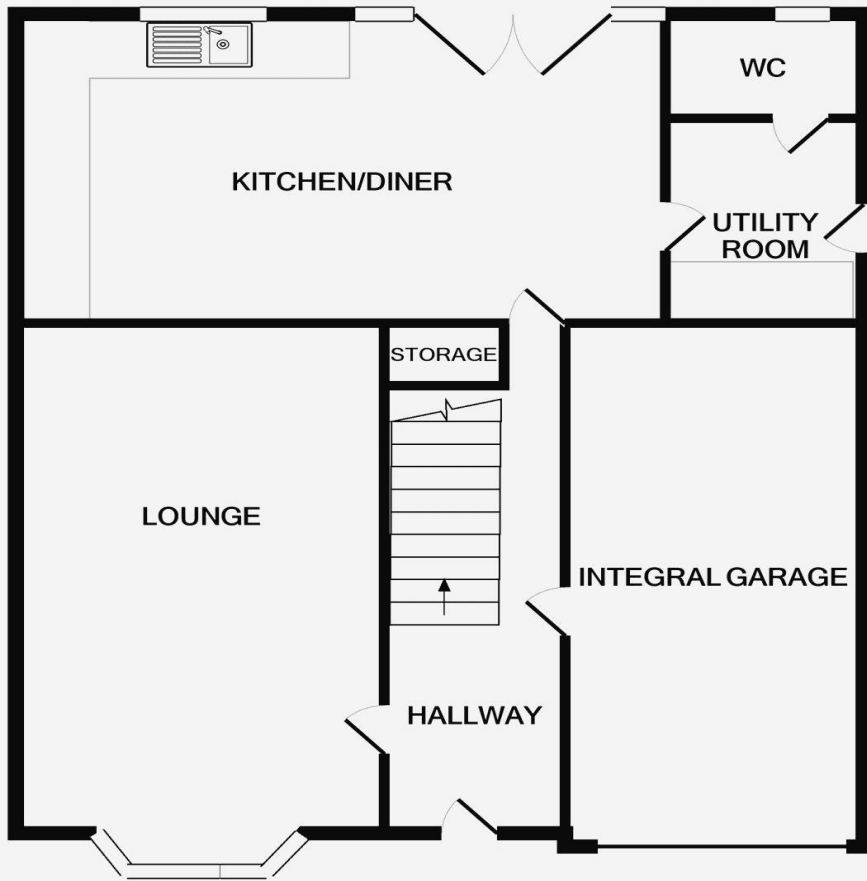
Externally

To the rear of the property there is a good sized fully enclosed garden being laid mainly to lawn in addition to a paved patio area. To the front of the property there a lawned area and ample off-road parking for two cars with access to the garage.

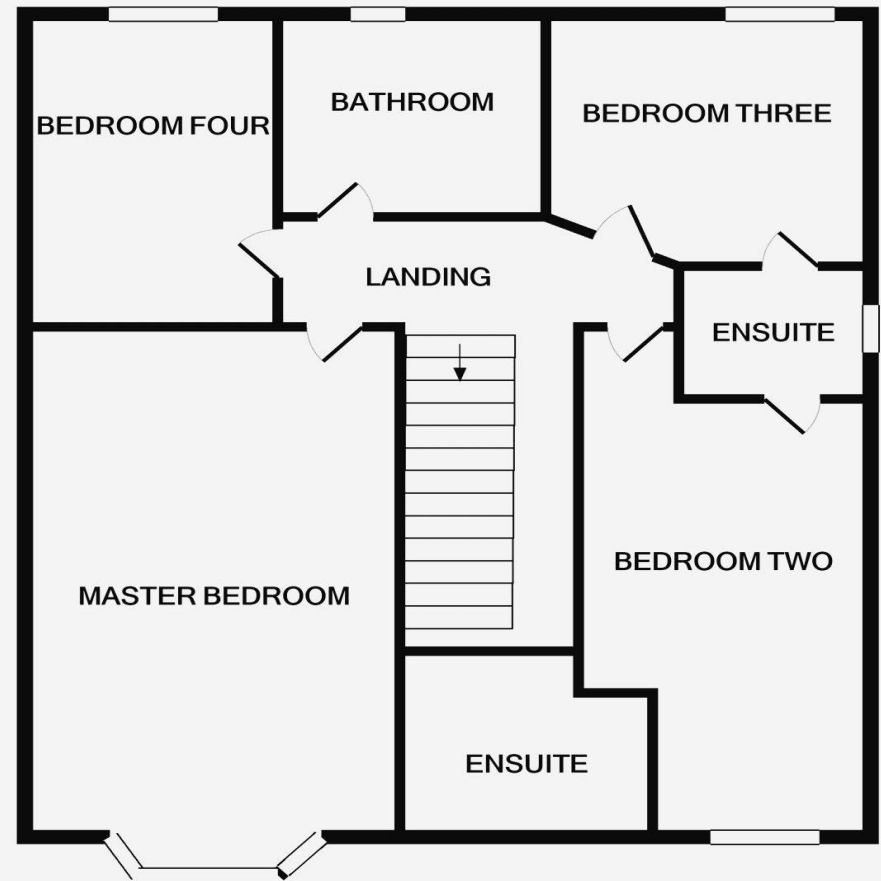








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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