



Whitebeam Close, Congleton, CW12 1GH.
£410,000

Whittaker Est. 1930
& Biggs

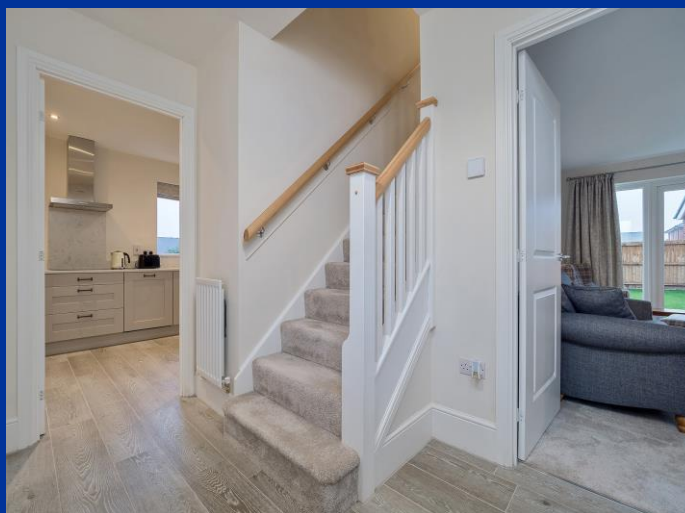
Whitebeam Close, Congleton, CW12 1GH.

Whitebeam Close is a glorious opportunity for those looking for a newly constructed home complete with a catalogue of additional extras and enhancements, creating a home high above the standard supply of the original home builder.

This excellent plot & position has a distinct advantage being on the cusp of the development, with a partial outlook over the adjacent playing fields. Giving the advantage of a private position, which almost feels detached from the main estate. Constructed in 2020 by respected award-winning builders Redrow Homes, this family home known as 'The Canterbury' is one of four built on this highly sought after development.

The property offers a quality feel. with thousands spent in additional extras & upgrades which enhance the extremely generous sized accommodation. Including Three reception rooms, all the while, retaining that 'new home' feeling one would expect from a new build. Of course, the property comes with a 10 year NHBC guarantee, for additional piece of mind.

The desirable ground floor layout includes a study/family room, a truly impressive open plan living kitchen with defined dining /living area having full-width windows and French doors to the rear garden. The kitchen is magnificently furnished with a range of on trend units and upgraded with Silestone worktops Splash backs and integrated appliances. Serving the kitchen is a separate utility whilst for convenience there is a separate WC. There is a superb sized



family sized lounge with full-width windows and French doors that mirror the dining room, whilst allowing optimum light. The no expense approach continues with a modern marble fireplace complete with remote-controlled fire, just another welcomed enhancement to the home, it also benefits from a built in air re-circulation system.

The first floor doesn't disappoint with it's four generously sized bedrooms including a bay fronted master suite. Further enhancements such as newly fitted carpets throughout & bespoke wardrobes in three of the bedrooms provide a finished & well-planned home.

Externally the property stands proud upon a generous sized plot which retains privacy & looks truly impressive upon arrival, courtesy of its aesthetically pleasing design, spacious corner position & double garage.

The rear garden is generous in size & laid to lawn with newly erected timber fencing to the boundaries with an additional patio area to the side of the property, allowing further potential for the future.

Entrance Hallway 10' 5" x 7' 0" (3.17m x 2.14m)

Having composite external door to the front elevation with obscured glass panel ,obscured uPVC double glazed window to the front elevation, Porcelanosa floor tiles ,single radiator.

Living Room 15' 8" x 14' 4" (4.78m x 4.38m)

Feature fireplace with marble hearth and surround with remote control inset electric fire, single radiator, uPVC French double doors opening up onto the rear patio and garden.

Kitchen/Diner 23' 5" x 15' 1" (7.14m x 4.59m)

Having a range of shaker style wood effect base units including in the recess there is a custom made wall to floor unit with integral appliances including Bosch

fridge, freezer, dishwasher and Siemens double oven, with Silestone work tops and splashbacks incorporating 1 1/2 bowl rangemaster sink with chrome mixer tap over, Siemens induction hob and extractor hood, Silestone worktop incorporating a breakfast bar with feature bookcase ,Porcelanosa flooring tiles, ceiling downlighters , 2 x radiators, uPVC double glazed window to the side elevation, uPVC double glazed French doors to the rear elevation overlooking the patio area and garden.

Utility Room 7' 10" x 5' 3" (2.40m x 1.60m)

Having a range of shaker style base units with a Silestone worktop and splashback incorporating a single drainer Rangemaster sink with chrome mixer tap over, integrated washing machine and dryer, Porcelanosa tiled floor, ceiling downlighters, single radiator, composite external door with obscured glass panel to the side elevation.

Study 9' 8" x 8' 8" (2.95m x 2.65m)

uPVC double glazed bay window to the front elevation, single radiator.

Cloakroom 5' 1" x 4' 6" (1.55m x 1.38m)

Having a contemporary low level wc with push button flush and wash hand basin with chrome mixer tap over, Silestone tile flooring, ceiling downlighters,single radiator, uPVC obscured double glazed window to the side elevation.

Bedroom One 12' 9" x 11' 4" (3.89m x 3.45m) max into bay window

Having uPVC double glazed bay window to the front elevation, custom built in wood effect wardrobes, single radiator.

En-suite 9' 0" x 6' 5" (2.75m x 1.95m)



Fitted with a walk in shower cubicle with chrome shower fitment over chrome mixer tap, glass swivel door, low level wc with push button flush, wall mounted wash hand basin with chrome mixer tap over, heated chrome towel rail, Porcelanosa fully tiled wall and floor, ceiling downlighters, obscured uPVC double glazed window to the front elevation.

Bedroom Two 12' 11" x 11' 8" (3.94m x 3.55m)

Having a uPVC double glazed window to the front elevation, custom built wood effect wardrobes in recess, single radiator.

Bedroom Three 10' 4" x 9' 4" (3.14m x 2.85m)

Having a uPVC double glazed window to the rear elevation, custom built wood effect wardrobes in recess, single radiator.

Bedroom Four 9' 6" x 8' 0" (2.90m x 2.45m)

Having a uPVC double glazed window to the rear elevation, single radiator.

Family Bathroom 8' 10" x 5' 9" (2.69m x 1.76m)

Fitted with a three piece modern suite comprising of a low level wc with push flush, wall mounted wash hand basin with chrome mixer taps over, bath with chrome mixer taps over and separate shower with chrome mixer taps, heated chrome towel rail and fully Porcelanosa tiles wall and floor, ceiling downlighters, extractor fan.

Externally

Externally the rear garden is mainly laid to lawn with a flagged patio from both sets of French doors, newly erected timber fencing with an additional area to the side of the property allowing further potential.

Garage 17' 5" x 17' 0" (5.30m x 5.19m)

Double garage with electric doors and lighting housing the GCH boiler.

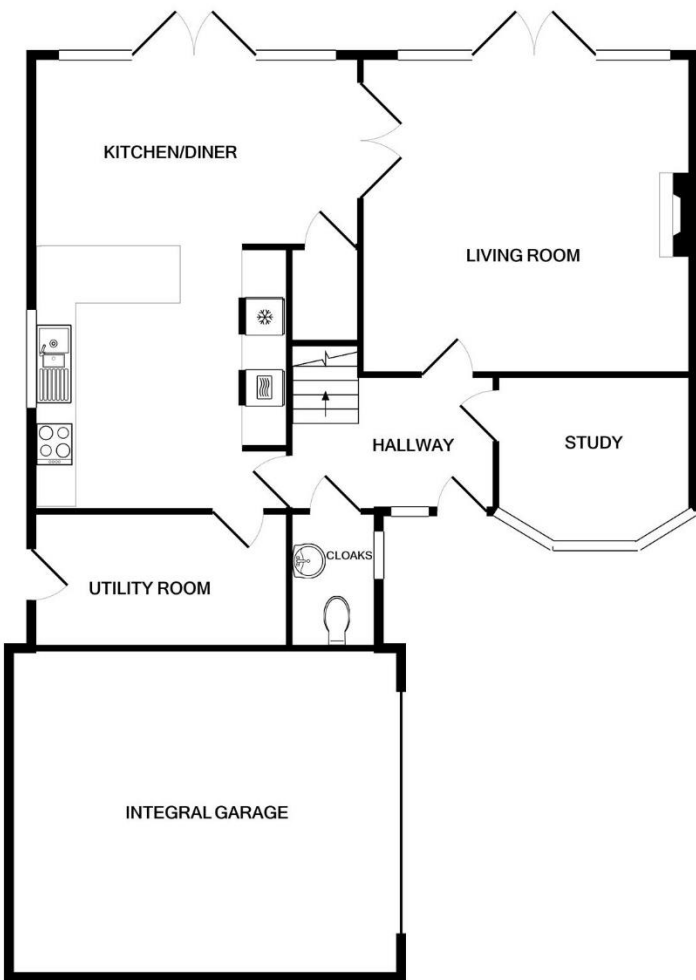
Notes:

Council Tax Band: E

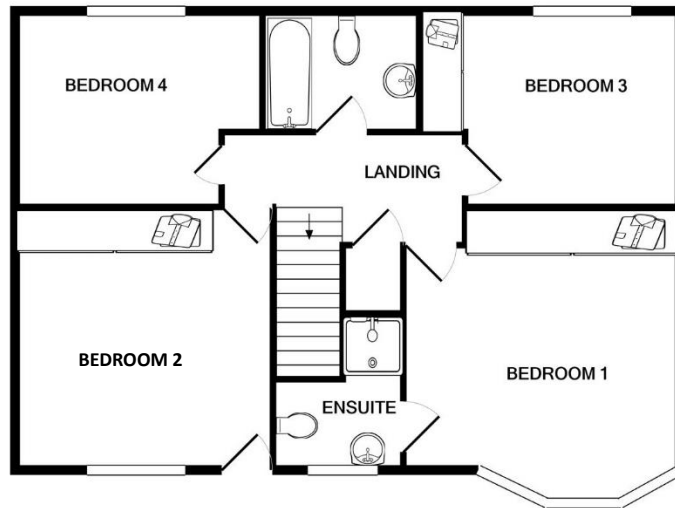
EPC Rating: B

Tenure: Freehold





GROUND FLOOR



1ST FLOOR



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