



PRIORITY

PROPERTY SERVICES



4 Bedrooms. - Impressive Detached Family Home Offering A Stunning Extended Dining Kitchen & Master Bedroom. Property Enjoys A Pleasant Semi Rural Location With Easy Commute Of Both Local Towns, Major Rd Networks & Congleton Railway



4 Bosley Brook Whitmore Congleton CW12 3SB

£345,000

RECEPTION HALL

Double glazed modern composite door allowing access to the front elevation. Quality oak flooring. Panel radiator. Under stairs store cupboard. Attractive turn flight spindle staircase allowing access to the large galleried landing on the first floor. Doors to principal rooms. Ceiling light point.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with hot and cold taps. Panel radiator with thermostatic control. Tiled floor. Quality part tiled walls. Inset ceiling lights. Extractor fan. uPVC double glazed frosted window to the front.

EXTENDED 'L' SHAPED LOUNGE 25' 0" in length x 11' 2", narrowing to 9' 6" (7.61m x 3.40m)

Quality oak flooring. Two panel radiators, both with thermostatic controls. Various low level power points. Television and telephone point. Coving to the ceiling with both wall and ceiling light points. Two uPVC double glazed high level windows to the side elevation. uPVC double glazed window to the front allowing pleasant views of the cul-de-sac and wooded area to the front.

EXTENDED 'T' SHAPED DINING KITCHEN/FAMILY ROOM**Formal Dining Area 11' 2" x 10' 6" (3.40m x 3.20m)**

Quality oak flooring. Panel radiator. Quality fitted dresser with impressive granite work surface above. Wall unit with glazed fronts and inset lighting, incorporating drawer sets. Panel radiator. Low level power points. Centre ceiling light point. Inset (Sonos) speakers as the ground floor incorporates this wireless sound system (plus in the master bedroom). Door allowing access to the utility room. Further door to the reception hall. Large access to the dining kitchen/family room.

'L' Shaped Extended Kitchen/Family Area 27' 8" in length x 10' 6" at its widest point, narrowing to 8' 10" (8.43m x 3.20m)

Bespoke selection of quality fitted real wood eye and base level units, base units having extensive granite work surfaces above with matching upstands, extending out into a useful breakfast bar area (which separates the kitchen from the family area). Various power points across the work surfaces and down lighting. Quality built in one and half bowl ceramic sink unit with drainer and mixer tap. Ample space for a slide-in cooker (currently a stainless steel Caple Italian oven with six ring gas burner to the top, two separate ovens below, both incorporating a grill and flip down for storage below). Matching stainless steel circulator fan/light above. Excellent selection of drawer and cupboard space, incorporating pan drawers. Built in (Caple) dishwasher. Stainless steel effect glass fronted (Caple) wine cooler into the base units. Quality oak flooring. Large archway giving easy access into the dining area of the kitchen. Modern, tall wall mounted panel radiator. Ceiling light point. Inset (Sonos) speakers. Two electrically operated remote control timber double glazed (Velux) sky-light windows. Two uPVC double glazed windows to the rear allowing pleasant views of the

landscaped gardens. Real oak flooring towards the family area and television point. Low level power points. Inset (Sonos) speakers. Feature multi-fuel burner into one corner set into an attractive glass base with tiled back. uPVC double glazed, double opening 'French doors' allowing excellent views of the garden and wooded area beyond, plus easy access into the garden.

UTILITY ROOM 8' 2" x 5' 8" (2.49m x 1.73m)

Quality 'bespoke' real wood eye and base level units, base units having quality granite work surface, attractive tiled splash back and power points. Ceramic sink unit with drainer and chrome coloured mixer tap. Plumbing and space for an automatic washing machine. Built in fridge with cupboard space below. Quality tiled floor. Panel radiator. Ceiling light point. Door to a walk-in cloaks cupboard with light and tiled floor. Double glazed composite, frosted door to the side elevation with uPVC double glazed tall window to one side.

LARGE GALLERIED LANDING

Open spindle turn flight staircase allowing access to the ground floor reception. Quality timber effect (Karndean) flooring. Panel radiator. Cylinder cupboard with slatted shelves above. Loft access point. Ceiling light point. Doors to principal rooms. uPVC double glazed window allowing pleasant views of the cul-de-sac and open countryside beyond.

EXTENDED MASTER BEDROOM/DRESSING AREA 22' 10" in length x 9' 8" approximately (6.95m x 2.94m)**Dressing Area**

Large free-standing quality Italian made his & hers wardrobes with sliding fronts, some mirrored with lighting above. Wardrobes have built in side hanging rails, shelving and drawer sets. Quality oak laminate flooring that continues into the bedroom area. Book shelf. Door allowing access to the en-suite. Ceiling light point. Inset (Sonos) speakers to the dressing area.

Bedroom Area

Vaulted ceiling to the bedroom area. Panel radiator. Low level power points. Centre ceiling light point. Inset (Sonos) speakers. uPVC double glazed, double opening french doors with side panel windows opening onto the 'Juliet' balcony, allowing pleasant views of the gardens and wooded area beyond.

EN-SUITE SHOWER ROOM 7' 6" maximum into the shower x 7' 2" (2.28m x 2.18m)

Quality four piece suite comprising of a low level w.c. Bidet. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap and cupboard space below. Wall mounted shaving point. Double shower with tiled walls, glazed door and wall mounted chrome coloured mixer shower. Quality part tiled walls. Chrome coloured panel radiator. Tiled floor. Inset ceiling lights. Inset (Sonos) speakers. Extractor fan. uPVC double glazed frosted window to the side elevation.

BEDROOM TWO 11' 8" x 8' 4" (3.55m x 2.54m)

Quality (Karndean) timber effect flooring. Panel radiator. Low level power points. Built in wardrobe with double opening doors, incorporating side hanging rails and built in storage shelving. Ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden and wooded area.

'L' SHAPED BEDROOM THREE 11' 2" into the recess x 8' 4" (3.40m x 2.54m)

Panel radiator. Low level power points. Modern built in wardrobes with double opening doors, side hanging rails and storage shelf above. Quality (Karndean) timber effect flooring. Built in study area with a work surface, drawer set and eye units with further shelving. Ceiling light point. uPVC double glazed window to the front allowing pleasant views of the cul-de-sac and open countryside.

BEDROOM FOUR 9' 0" x 7' 8" (2.74m x 2.34m)

Quality (Karndean) timber effect flooring. Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window to the rear allowing pleasant views of the garden and wooded area.

FAMILY BATHROOM 8' 0" x 6' 2" (2.44m x 1.88m)

Quality 'bespoke' recently fitted four piece suite comprising of a floating level w.c. with concealed cistern. Wall mounted wash hand basin with storage space below and chrome coloured mixer tap. Panel bath with chrome coloured mixer tap and shower attachment. Quality 'high gloss' part tiled walls. Shower cubicle with chrome coloured mixer shower and rain head shower, plus glazed doors. Tiled floor. Two chrome coloured towel radiators. Inset ceiling lights. Extractor fan. uPVC double glazed frosted window to the front elevation.

EXTERNALLY

The property is approached via a double tarmac driveway allowing off road parking and easy vehicle access to the garage. Well kept small lawned garden with flagged pathway towards the entrance with lantern reception light. Flagged access from either side of the property to the rear.

INTEGRAL GARAGE 16' 10" x 8' 2" approximately (5.13m x 2.49m)

Up-and-over door to the front. Power and light. Wall mounted (Glow-Worm) gas central heating boiler. Double glazed composite door to the side elevation.

REAR ELEVATION

Stone flagged patio area which is a pleasant sitting area and enjoys the views of the landscaped garden and pleasant, wooded rural view. Flagged pedestrian access to either side of the property to the front. Garden is mainly laid to lawn with flagged step-stones leading towards a larger flagged patio area to the head of the garden. Good selection of mature shrubs and trees. Outside water tap. Timber fencing forms the boundary.

DIRECTIONS

From the main roundabout off 'Biddulph town centre' proceed North along the by-pass. Turn left at the roundabout onto 'Congleton Road'. Continue along, out of Biddulph towards 'Whitmore', turning right onto 'Bosley Brook', to where the property can be clearly identified by our 'Priory Property Services Board' in the cul-de-sac.

VIEWING

Is strictly by appointment via the selling agent.

PLEASE NOTE:

The property is FREEHOLD & is situated on an unadopted road with individual low level lights for the street on each property (paid for individually). LPG heating with one large tank for the five properties, all individually metered for usage. Mains sewers.







Energy Performance Certificate

4, Bosley Brook, Whitmore, CONGLETON, CW12 3SB
 Dwelling type: Detached house Reference number: 8268-6929-5379-3088-9906
 Date of assessment: 08 November 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 08 November 2018 Total floor area: 142 m²

- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,977
Over 3 years you could save	£ 1,077

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 327 over 3 years	
Heating	£ 3,861 over 3 years	£ 3,240 over 3 years	
Hot Water	£ 789 over 3 years	£ 333 over 3 years	
Totals	£ 4,977	£ 3,900	You could save £ 1,077 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current	Potential
43	63

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

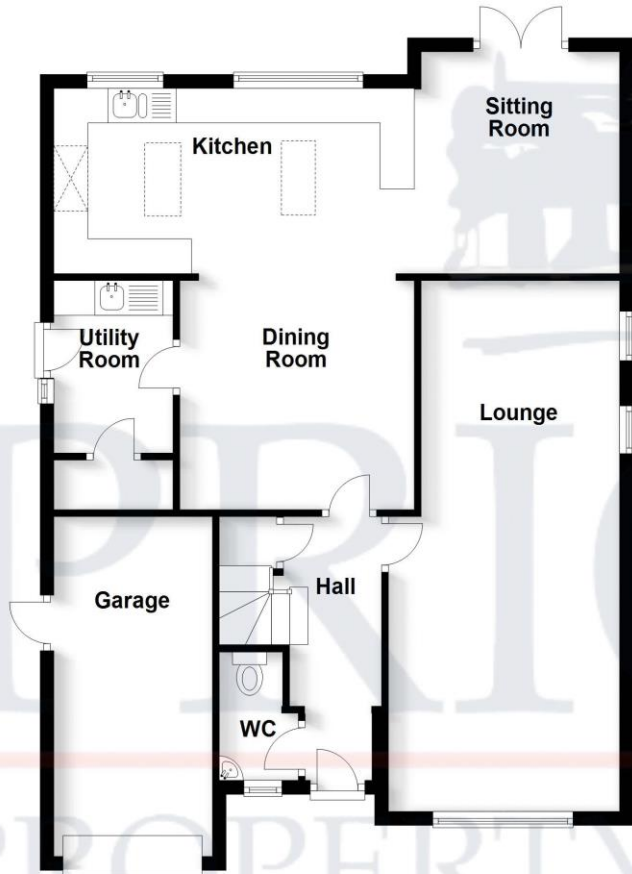
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 123
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 549
3 Flue gas heat recovery device in conjunction with boiler	£400 - £900	£ 84

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

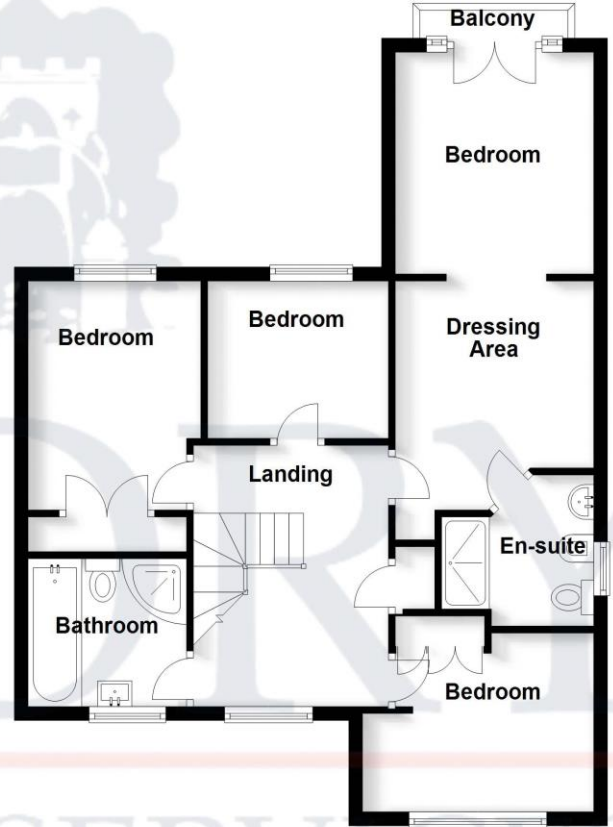
Ground Floor

Approx. 950.1 sq. feet



First Floor

Approx. 705.7 sq. feet



Total area: approx. 1655.8 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.