



Energy performance certificate (EPC)

Property address CONGLETON CHESHIRE	Energy rating C	Valid until 8 February 2022
Property type Detached house	Current energy consumption 6976.0751-4139-2362-2363	

Property type
Detached house

Total floor area
171 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords](#) on the Government's and Landlord's Guide to the Energy Efficiency of Buildings website.

Energy efficiency rating for this property
This property's current energy rating is C. It has the potential to be B.
[See how to improve this property's energy performance.](#)

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Fax: 01260 299280
Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

7 Paddocks Green
Congleton, Cheshire CW12 3UB

Selling Price: £590,000

- IMMACULATE EXTENDED MODERN DETACHED EXECUTIVE FAMILY HOME
- FOUR RECEPTION ROOMS
- FOUR BEDROOMS
- MODERN BATHROOM & ENSUITE
- LARGE ESTABLISHED GARDENS
- DETACHED DOUBLE GARAGE & DOUBLE WIDTH DRIVEWAY
- LOCATED ON A SMALL CUL-DE-SAC IN THE POPULAR AREA OF MOSSLEY

FOR SALE BY PRIVATE TREATY (Subject to contract)

A RARE OPPORTUNITY - AN EXTENDED MODERN DETACHED EXECUTIVE RESIDENCE OFFERING VERSATILE ACCOMMODATION, METICULOUSLY PRESENTED THROUGHOUT, FORMING PART OF A SMALL CUL DE SAC, WITH LARGE ESTABLISHED GARDENS.

Four bedrooms, modern bathroom and en suite shower room, reception hall, cloakroom, sitting room, music room, dining room, family room, study, breakfast kitchen and utility. Large landscaped gardens, detached double garage.

It is rare to encounter a property that has been so fastidiously improved, and which it is immediately apparent even before stepping inside. The property is complemented with good quality PVCu double glazing, and the interior is offered, in our opinion, to an impressively high standard. Careful attention to detail and high quality fittings have produced a beautiful yet understated family home.

Equally the gardens too are worthy of mention, as to the front are lawned areas, a detached double garage and double width driveway, whilst to the rear are generous fully enclosed landscaped gardens with manicured lawns, and extensive pavements providing an alfresco entertaining area and an excellent vegetable garden with raised beds and greenhouse.

On entering, the reception hall offers a modern cloakroom, family room and stairs leading to the first floor. The sitting room features a magnificent exposed brick Inglenook with gas stove, with this room extending into the music room which enjoys views over the rear lawns. The large separate dining room is a great entertaining room which features a study off. The main focal point of this house has to be the well equipped modern breakfast kitchen offered with tasteful beech units, solid granite surfaces, and an array of quality appliances, a separate utility matching the calibre of the kitchen completes the ground floor.

To the first floor are four bedrooms and modern family bathroom, three of the bedrooms are generous doubles, the master bedroom has an extensive range of furniture, and a recently installed luxurious en suite shower room with large shower cubicle.

Situated in a popular residential address, with Congleton Railway Station within easy reach, as are the array of shops at High Town, and in minutes you are within the beautiful Cheshire countryside.

The accommodation briefly comprises (all dimensions are approximate)

FRONT ENTRANCE : High security 'Rock' composite panelled front door with glazed upper panels to:

RECEPTION HALL 6.65m (21ft 10in) x 2.08m (6ft 10in) : PVCu double glazed windows with inset lead effect to dual aspects. Coving to ceiling. Two single panel central heating radiators. BT telephone point (subject to BT approval). Maple engineered wood floor as laid. Turned spindled balustrade to staircase.

INNER HALL TO CLOAKROOM : PVCu double glazed window with inset lead effect to front aspect. Single panel central heating radiator. Double sliding door to cloaks cupboard.

CLOAKROOM : PVCu double glazed window with inset lead effect to front aspect. Modern white suite comprising: low level w.c. with concealed cistern and wash hand basin set within vanity unit and cupboard below. Centrally heated towel radiator. Tiled floor.

LOUNGE 8.48m (27ft 10in) x 3.53m (11ft 7in) overall measurement : Currently split as lounge and then music room

Lounge area 5.31m (17ft 5in) x 3.53m (11ft 7in) : PVCu double glazed window with inset lead effect to front aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Television aerial point. Large exposed brick built Inglenook with large oak mantle having a cast iron log effect gas stove. Arched opening to:

Music Room 3.53m (11ft 7in) x 2.82m (9ft 3in) : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. PVCu double glazed french doors to garden. Opening to:

DINING ROOM 5.28m (17ft 4in) x 2.74m (9ft 0in) : PVCu double glazed window with inset lead effect to rear aspect. Coving to ceiling. Low voltage downlighters inset. Four wall light points. 13 Amp power points. Double panel central heating radiator.

STUDY 3.73m (12ft 3in) x 2.74m (9ft 0in) reducing to 1.96m (6ft 5in) : PVCu double glazed window with inset lead effect to front aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval).

FAMILY ROOM/SNUG 3.56m (11ft 8in) x 2.97m (9ft 9in) : Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

Television aerial point. Maple engineered wood flooring as laid. PVCu double glazed sliding patio door to side terrace.

BREAKFAST KITCHEN 3.53m (11ft 7in) x 3.53m (11ft 7in) : Large PVCu double glazed window with inset lead effect to rear aspect. Range of beech eye level units with under pelmet lighting and base units having black granite stardust preparation surfaces over with preformed drainer and one and a half bowl stainless steel sink unit inset with waste disposal unit. Built-in Bosch 5-ring gas hob with central wok burner with integrated extractor canopy over. Built-in electric fan assisted oven/grill with matching combination microwave oven above. Integrated Bosch fridge and freezer. Integrated Beko dishwasher. Matt finished stone effect tiles to splashbacks. Double panel central heating radiator. 13 Amp power points. Karndean stone effect flooring.

UTILITY 2.82m (9ft 3in) x 1.52m (5ft 0in) : PVCu double glazed window with inset lead effect to side aspect. Marble effect preparation surface with stainless steel sink unit inset with cupboard below. Space and plumbing for washing machine. Space for tumbler dryer. Wall mounted Vaillant central heating boiler. Karndean stone effect floor as laid. PVCu double glazed door with inset lead effect to side.

First floor : LANDING : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Airing cupboard with lagged hot water cylinder and linen shelves.

BEDROOM 1 FRONT 4.95m (16ft 3in) x 3.51m (11ft 6in) plus door recess : PVCu double glazed window with inset lead effect to front aspect. Low voltage downlighters. Single panel central heating radiator. 13 Amp power points. Extensive range of bedroom furniture of wardrobes, bedside drawers and dressing table.

EN SUITE 7' 2" x 5' 9" (2.18m x 1.75m) : PVCu double glazed window with inset lead effect to front aspect. Low voltage downlighters inset. Modern white suite comprising: low level w.c. with concealed cistern, ceramic wash hand basin set on black granite vanity unit with cupboards below and discreet lighting and separate and fully enclosed double sized shower cubicle housing a Grohe power shower with glass sliding doors. Wall mounted centrally heated towel radiator. Matching stone effect wall and floor tiles.

BEDROOM 2 FRONT 10' 4" x 10' 1" (3.15m x 3.07m) to wardrobes : PVCu double glazed window with inset lead effect to front aspect. Single panel central heating radiator. 13 Amp power points. Fitted wardrobe with mirror fronted sliding doors.

BEDROOM 3 REAR 3.23m (10ft 7in) x 2.54m (8ft 4in) : PVCu double glazed window with inset lead effect to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe with

mirror fronted sliding doors. Access to partially boarded roof space with light.

BEDROOM 4 REAR 2.74m (9ft 0in) x 2.67m (8ft 9in) : PVCu double glazed window with inset lead effect to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in wardrobe.

BATHROOM 9' 1" x 5' 5" (2.77m x 1.65m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: low level w.c., ceramic wash hand basin set in vanity unit with cupboards below and panelled bath with power shower over and glass shower screen. Wall mounted centrally heated towel radiator.

Outside : FRONT : A block paved double width driveway provides parking for 3 vehicles, which terminates at the detached double garage. Lawned gardens with flower borders and a central block paved path to the front door.

DETACHED DOUBLE GARAGE 6.17m (20ft 3in) x 6.1m (20ft 0in) internal measurements : Two electrically operated up and over doors. Power and light. Courtesy door. Ample overhead storage.

REAR : Large well kept lawned gardens, superbly stocked with shaped flower borders, and mature deciduous and coniferous trees. A block paved paviour extends from the rear of the property, whilst to the side is a large brick paviour terrace and an excellent vegetable garden with raised beds and Rhino greenhouse.

SERVICES : All mains services are connected (although not tested).

TENURE : Freehold (subject to solicitors verification).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

TAX BAND: G **LOCAL AUTHORITY**: Cheshire East Council

DIRECTIONS: From our office proceed along West Street, bear right onto Antrobus Street then left onto Mill Street and upon reaching the roundabout take the third exit onto Mountbatten Way. Upon reaching the traffic lights turn right, follow the road round to the left onto High Street, then right onto Canal Street (opposite the Town Hall). Proceed up Canal Street, which becomes Canal Road, and after the railway bridge turn right onto Moss Road and then second right into Paddocks Green where the property will be found at the head of the cul-de-sac.

