

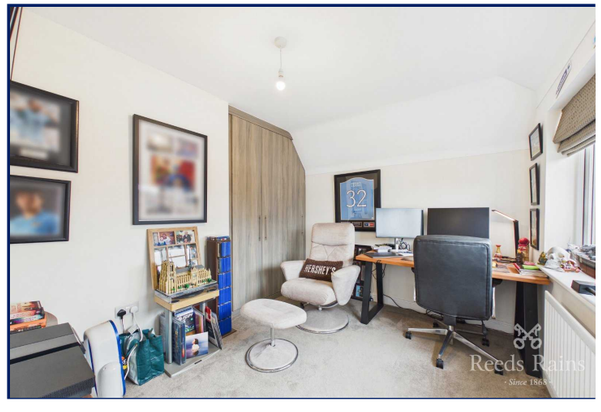


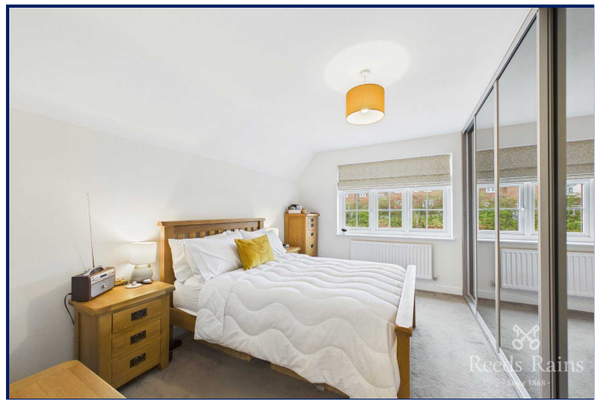












Guy Gibson Drive, Congleton,
Cheshire, CW12

Offers Over: £425,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

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Council Tax Band: E
EPC Rating: B

Take a moment to admire this four bedroom detached family home with an integrated garage, which proudly stands in a privileged position on the fringe of Redrow's Round Hill Gardens. Guy Gibson Drive is a particularly favourable position on the estate, flanked by hedgerow on one side, it is peacefully situated with no overlooking properties.

Redrow's 'Heritage Collection' is inspired by the past and designed for the future, with a stunning collaboration of traditional architecture and all of the elements buyers desire in a 21st century home. The exterior is inspired by the 'Arts and Crafts' movement, whilst the beautifully designed interior provides an abundance of light and airy reception space.

Boasting a corner plot position with wrap around gardens, it is bordered by a wall surrounding the rear garden, which only adds to it's aesthetic and privacy. A grey blocked paved driveway accompanies the front providing off-street parking for 2 cars, along with direct access into the integral garage. Paired with a beautifully laid to lawn enclosed garden to the rear with an expansive patio, pergola, outside tap electric socket and light. This will certainly be a favourable choice to a broad range of buyers.

Situated in a highly regarded area on the outskirts of the town, toward the North of Congleton. It is an outstanding location with a convenience store, Congleton Retail Park (with a Marks & Spencer Simply Food) and some very beautiful open green spaces (including Westlow Mere) all within the immediate vicinity. There is also a play area walkable within 2-3 minutes.

Lower Heath has outstanding transport and communication links with the A34 and the opening of the new Wolstanholme Elmy Way bypass offering excellent access of the North West motorway network.

Closer inspection is highly recommended. Why not start by taking a moment to admire our immersive, interactive virtual tour.

EPC GRADE B.

Ground Floor

Storm Porch
Frosted double glazed composite front door.

Entrance Hall
Radiator.
Tiled flooring with a recessed floor mat.

Living Room
PVCu double glazed window.
Radiator.

Kitchen Diner
PVCu double glazed French doors and windows.
Contemporary range of contrasting wall, drawer and base units with work surfaces that incorporate a one and a half bowl composite sink with artisan filter mixer tap.
Two integrated electric self clean ovens, gas hob and a stainless steel extractor hood.
Built in frost free fridge freezer and dishwasher.
Additional double electric points.
Recessed ceiling down lighters. Modern vertical radiator. Tiled flooring.

Utility
Frosted double glazed composite door and a PVCu frosted double glazed window.
Base units with a work surface that incorporates a stainless steel sink with mixer
tap.
Space and plumbing for a washing machine and tumble dryer.
Under stairs storage (with tiled flooring).
Radiator. Tiled flooring.

WC
PVCu frosted double glazed window.
White suite comprising of a close coupled WC, with upgraded soft closing seat and a corner wash basin.
Recessed ceiling down lighter. Radiator. Tiled flooring.

First Floor

Landing
PVCu double glazed window.
Cylinder cupboard. Double electrical points.
Access to roof void. Radiator.

Bedroom
PVCu double glazed window.
Contemporary 'Premium Monteray' fitted wardrobes, in a light oak with grey tinge. Electrics and hidden cabling trucking for wall mounted TV.
Radiator.

Bedroom
PVCu double glazed window.
Contemporary 'Premium Indigo' fitted wardrobes with matching chest of drawers and bedside tables. Electrics and hidden cabling trucking for wall mounted TV.
Radiator.

Bedroom
PVCu double glazed window.
Radiator.

Master Bedroom
PVCu double glazed window.
Contemporary fitted wardrobes with sliding mirror doors.
Radiator.
Access to the Ensuite.

Ensuite
PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, with upgraded soft closing seat, 'Artisan connect air cube sink and taps. and a double enclosure with a thermostatic shower. Reflect mirror single unit wall cabinet.
Extractor fan. Recessed ceiling down lighters. Electric shaver socket. Chrome ladder style heated towel rail.
Fully tiled walls and flooring.

Family Bathroom
PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, wall hung wash basin and a panel bath with a wall mounted thermostatic shower and screen.
Extractor fan. Recessed ceiling down lighters. Electric shaver socket. Chrome ladder style heated towel rail.
Partially tiled walls and flooring



For full EPC please contact the branch.

Exterior
Grey block paved driveway providing parking for 2 cars.
Enclosed rear garden mostly laid to lawn, with small planting area. Private walled garden with large extended patio with pergola.
Electric car charger. Water tap.
Integral garage measuring 19'9" x 10

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk