



12 BILBERRY WAY, CONGLETON, CW12 4YP

£480,000



STEPHENSON BROWNE

Situated on the highly regarded Bilberry Way and built by Seddon Homes in November 2022, this beautifully presented four-bedroom detached family home offers generous accommodation throughout, with south- and west-facing garden aspects and breathtaking views across unspoilt open countryside. Occupying a desirable corner plot within a small, modern development surrounded by mature greenery, the property also benefits from no onward chain, making this an ideal opportunity for a smooth and straightforward purchase in an idyllic yet convenient location.

Internally, the property opens into a bright and welcoming entrance hall, with access to a downstairs cloakroom and useful under-stairs storage. The ground floor also boasts a generous dual-aspect lounge featuring bay windows that flood the space with natural light and offer pleasant views over the surrounding greenery.

Completing the ground floor is a spacious breakfast-style dining kitchen, fitted with upgraded integrated appliances and offering ample space for a large dining table, with French doors opening directly onto the garden, ideal for both family living and entertaining. From the kitchen, there is also access to a separate utility area housing the boiler, with space and plumbing for a washing machine and tumble dryer.

To the first floor, there are four well-proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, while bedrooms two and four enjoy built-in wardrobes. A modern family bathroom serves the remaining bedrooms and features a three-piece suite with an upgraded electric shower.



Externally, the property enjoys its corner-plot. To the side is a single detached garage, offering flexible additional space, with a double-width driveway providing off-road parking for two vehicles. A paved patio wraps around the property, bordered by a well-maintained lawn and attractive flower beds. Gated access leads into the rear garden, which is mainly laid to lawn with a further paved patio area perfect for outdoor seating.

The views to the front are a standout feature, offering uninterrupted countryside scenery across open fields, with sightlines stretching as far as Astbury Church, an outlook that is increasingly rare and truly special.

This is a fantastic opportunity to acquire a modern family home in a stunning semi-rural setting, combining contemporary living with exceptional views and amenities close by. An opportunity not to be missed.

#### **Location:**

The property is positioned in the popular West Heath area, offering excellent commuter access to the M6 and direct routes into Manchester, while the amenities, character, and pleasures of Congleton and its surroundings are exceptional. From your doorstep, there are miles of picturesque countryside walks, including routes over Loach Brook and across open fields, with easy access to popular destinations such as Astbury Garden Centre. Congleton itself provides a fantastic selection of pubs, restaurants, cafés, gyms, and leisure facilities, including the well-regarded Daneside Theatre. For families, there is an excellent choice of schools, including St Mary's Catholic Primary School, rated 'Outstanding' by Ofsted, The Quinta Primary School just a five-minute walk away, and Congleton High School for secondary education. Set within the county of Cheshire, the area is renowned for its beautiful, unspoilt countryside and high quality of life.

#### **Entrance Hall**

External front entrance door, Karndean wood effect flooring, ceiling light fitting, central heating radiator with radiator cover, power points.

#### **Lounge**

12'4 x 25'5

Two dual aspect UPVC double glazed walk in bay windows, two ceiling light fittings, plush carpet flooring, two central heating radiators, ample power points.



## **Kitchen/Dining Area**

25'5 x 9'11

Modern breakfast kitchen comprising wall and base units with work surface over, inset sink with double drainer and mixer tap, integrated eye level double oven, induction hob with extractor over, integrated wine cooler, fridge freezer, dishwasher, Karndean wood effect flooring throughout, ceiling spotlight's, unit downlighters, ample power points, direct access into the utility. To the dining area are French doors leading out into the garden, UPVC double glazed walk in bay window to the front elevation ceiling spotlight's, two central heating radiators, power points.

## **Utility**

6'9 x 5'11

Comprising wall and base units with work surface over, space and plumbing for a washing machine and dryer, houses the boiler, Karndean wood effect flooring, ceiling light fitting, central heating radiator, external access door.

## **WC**

6'9 x 4'5

Low level WC, hand wash basin with mixer tap, tiled splash back, central heating radiator, ceiling light fitting, Karndean wood effect flooring, direct access to under stair storage.

## **Master Bedroom**

10'6 x 12'11

UPVC double glazed window to the front elevation, ceiling light fitting, plush carpet flooring, central heating radiator, ample power points, direct access into the en suite, heating thermostat.

## **En Suite**

5'11 x 3'10

Three piece white suite comprising WC, hand wash basin with mixer tap and tiled splash back, walk in power mixer shower with tiled splash back with removable shower head, chrome heated towel rail, shavers port, extractor fan, Karndean wood effect flooring, ceiling spotlights, UPVC double glazed window to the front elevation.

## **Bedroom Two**

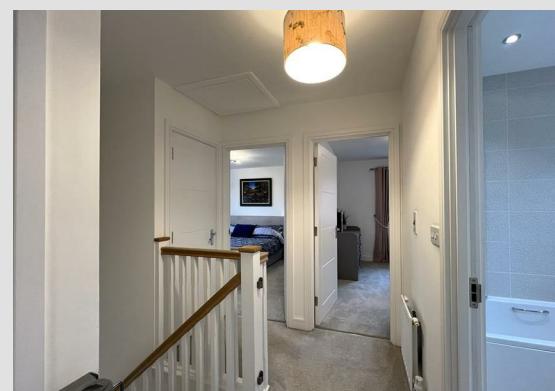
9'10" x 8'4"

UPVC double glazed window to the front elevation, built in wardrobes, plush carpet flooring, ceiling light fitting, central heating radiator, ample power points.

## **Bedroom Three**

10'6" x 9'10"

UPVC double glazed window to the side elevation, ceiling light fitting, plush carpet flooring, central heating radiator, ample power points.



## **Bedroom Four**

9'10" x 7'4"

UPVC double glazed bay window to the side elevation, two built in wardrobes, ceiling light fitting, plush carpet flooring, central heating radiator, ample power points, a great space to use as a bedroom, office space or dressing room.

## **Family Bathroom**

6'11 x 5'7

Three piece suite comprising low level WC, hand wash basin with mixer tap and tiled splash back, low level WC with mixer tap and upgraded electric shower above with removable shower head and tiled splash back, shavers port, extractor fan, heated towel rail, Karndean wood effect flooring, ceiling light fittings, UPVC double glazed window to the rear elevation.

## **Externally**

Externally, the property benefits from a corner-plot position with a detached garage and driveway providing off-road parking for two vehicles. A wraparound paved patio, lawn, and established flower beds enhance the frontage, while gated access leads to a rear garden laid mainly to lawn, with an additional patio area enjoying both south and west facing aspects, ideal for outdoor seating and with ample space for a summer house or storage shed.

## **Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Please note, there is a maintenance charge of £162.71 payable per annum.

## **Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

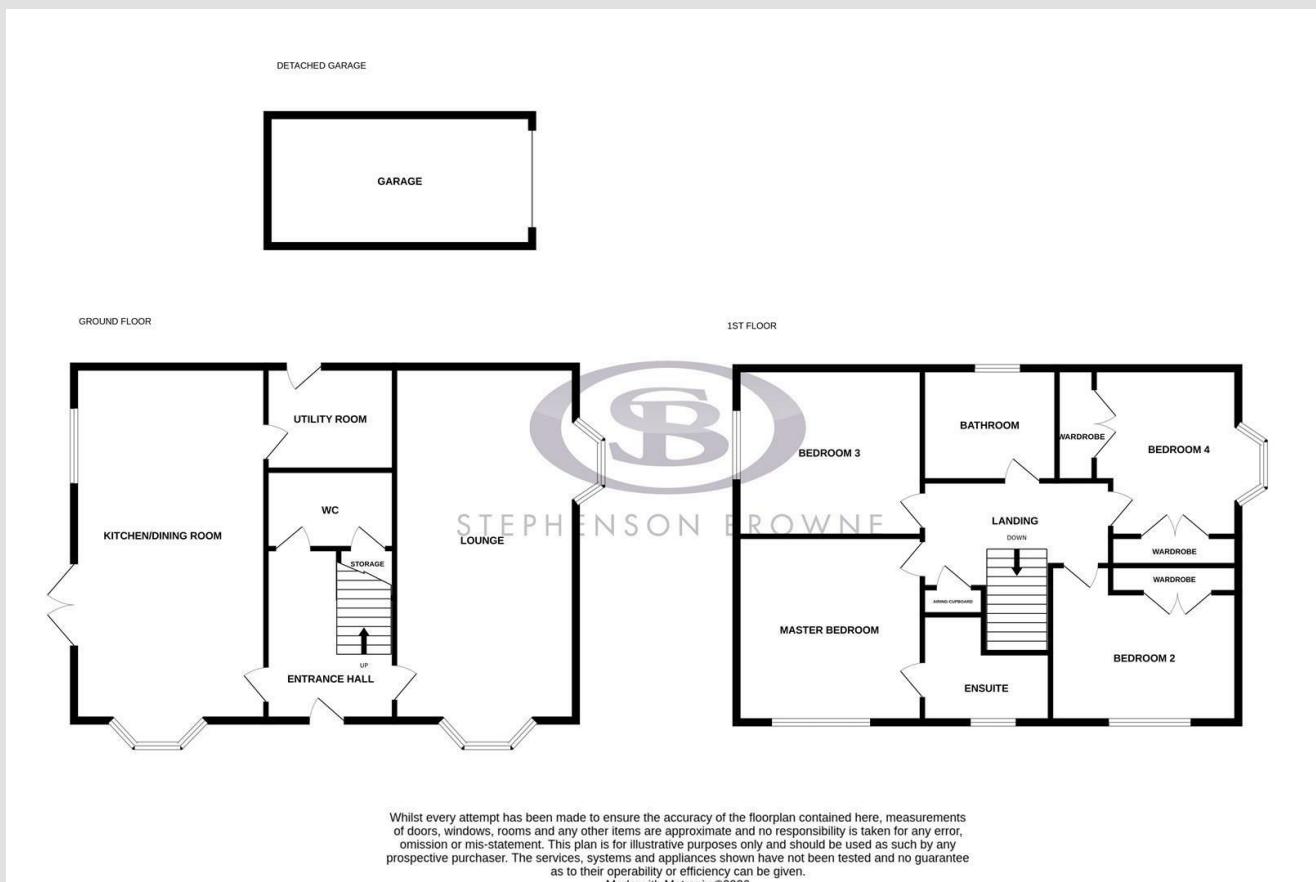
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Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





## Floor Plan



## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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