



12 FORGE WOOD CLOSE, CONGLETON, CW12
4DR
£490,000



STEPHENSON BROWNE

Built in 2019 by the renowned builders 'Wain Homes', 'The Oxford' is a fantastic four bedroom detached family home with so much to offer, including generous accommodation throughout, contemporary style living and convenience, you have a stand out family home ready to move straight into!

Situated on a corner plot overlooking mature woodland to the front with the River Dane beyond, you wouldn't think you were a short drive away from many different local amenities close by including West Heath precinct and Barn Road retail park, Tesco Extra and Shell Garage. The heart of Congleton Town Centre offers many different and some recently new and upcoming restaurants, bars and pubs with lots of charming cafes, little shops, hairdressers, barbers and of course all essential health care. Forge Wood Close really is the best of both worlds, bringing quiet semi-rural living to an almost town central location, making this an extremely popular area to live!

Upon entering, you are greeted by a generous open-plan contemporary living dining kitchen, which is the heart of the home. This well-designed space offers ample integrated appliances with French doors out into the garden also complemented by a utility room with space and plumbing to house a washer and dryer, making daily tasks a breeze. In addition to the downstairs is a spacious lounge with dual aspect windows offering plenty of natural light for relaxation and socialising, separate study, a great area to have as an at home office, hobby room or playroom and downstairs cloakroom.

The property boasts four great sized bedrooms and modern main family bathroom, the master benefitting a walk through wardrobe into the four piece En suite.

Outside, the landscaped rear garden is a true highlight, featuring an outdoor cabin bar that is perfect for entertaining friends and family during the warmer months. To the front you have a wide driveway leading to the detached double garage, allowing for plenty of off road parking.



Entrance Hall

External front entrance door, entrance matting, high gloss tiled flooring, ceiling light fitting, UPVC double glazed window, access to the under stair storage, thermostat, stair access to the first floor accommodation, power point.

Lounge

11'1" x 19'8"

UPVC double glazed windows to front, rear and side elevation, two ceiling light fittings, two central heating radiators, carpet flooring, power points.



Kitchen/Dining Room

20'8" x 13'1" max

Contemporary fitted kitchen comprising high gloss wall and base units with work surface over and central breakfast bar island, tiled splash back, inset sink with double drainer and mixer tap, five ring gas hob with extractor over, eye level oven and grill, integrated fridge freezer and dishwasher, ample surface appliance space, ceiling spotlights, high gloss tiled flooring throughout, two central heating radiators, UPVC double glazed window to the rear elevation, walk in bay window with French doors leading out into the garden, ceiling light fitting over dining area, ample power points throughout, direct access into the utility.

Utility

5'10" x 5'2"

High gloss wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, space and plumbing available for a washing machine and dryer, fitted shelving for storage, tiled flooring, ceiling light fitting, external side access door.



Study

9'6" x 6'2"

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



WC

Low level WC, vanity unit with inset hand wash basin with mixer tap and tiled splash back, central heating radiator, ceiling light fitting, high gloss tiled flooring.

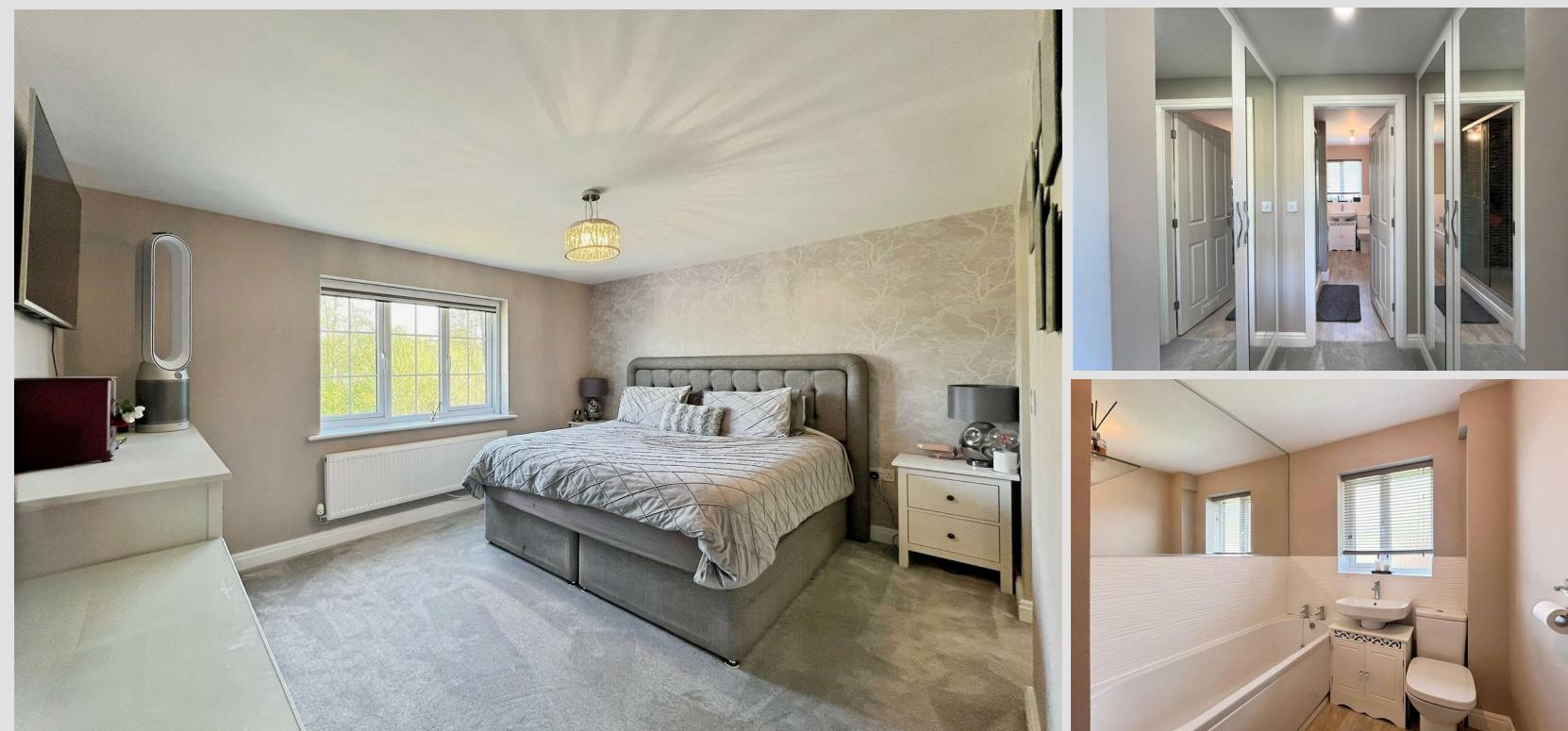
Landing

Providing access to all first floor accommodation, loft access, carpet flooring, ceiling light fitting, UPVC double glazed landing window to the front elevation, central heating radiator, power point.

Master Bedroom

13'9" x 11'1"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, ample power points, open walk through wardrobe section fitted with two mirrored double wardrobes ceiling spotlights, built in storage, direct access into the En Suite.



En Suite

Stylish four piece suite comprising low level WC, hand wash basin with mixer tap, low level bath with pillar taps, walk in mixer shower with tiled splash back and removable shower head, chrome heated towel rail, large wall mounted mirror, tiled effect flooring, ceiling light fitting, UPVC double glazed opaque window to the rear elevation.



Bedroom Two

11'1" x 9'6"

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



Bedroom Three

9'10" x 9'10"

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



Bedroom Four

9'6" x 6'2"

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



Family Bathroom

Modern four piece suit comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap, walk in mixer shower with tiled splash back and removable shower head, large wall mounted mirror, chromed heated towel rail, wood effect flooring, ceiling light fitting, UPVC double glazed opaque window to the rear elevation.

Double Garage

Two up and over garage doors, power and light.

Externally

Landscaped rear garden with Indian stone paved patio perfect for housing outdoor seating, artificial grass area surrounded by flower beds filled with mature greenery. In recent years the owners have added a wooden built cabin which has been insulated with power and light, currently used as an at home bar its a great addition for entertaining family and friends with the option to have as a variety of uses. To the front is ample space for off road parking leading to the detached garage with a well kept front garden wrapping around the right hand side of the property.

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 an annual service charge of £185.

Need to Sell?

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

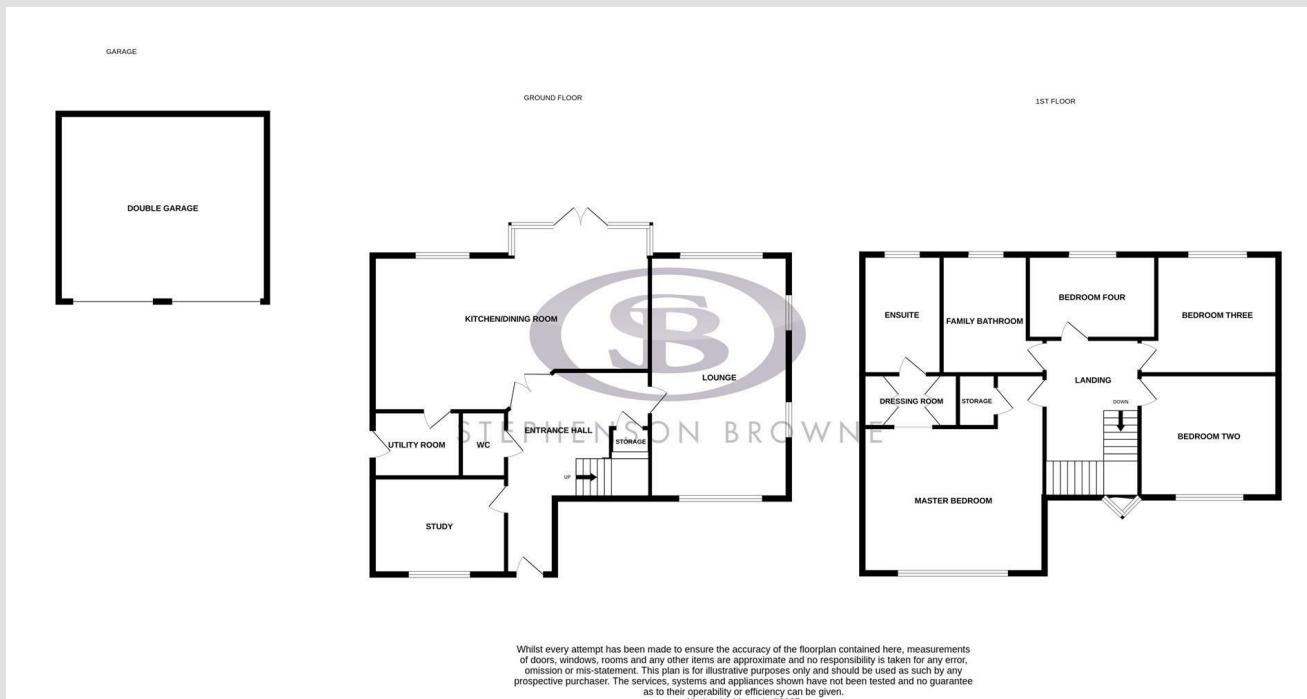
AML Disclosure

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.

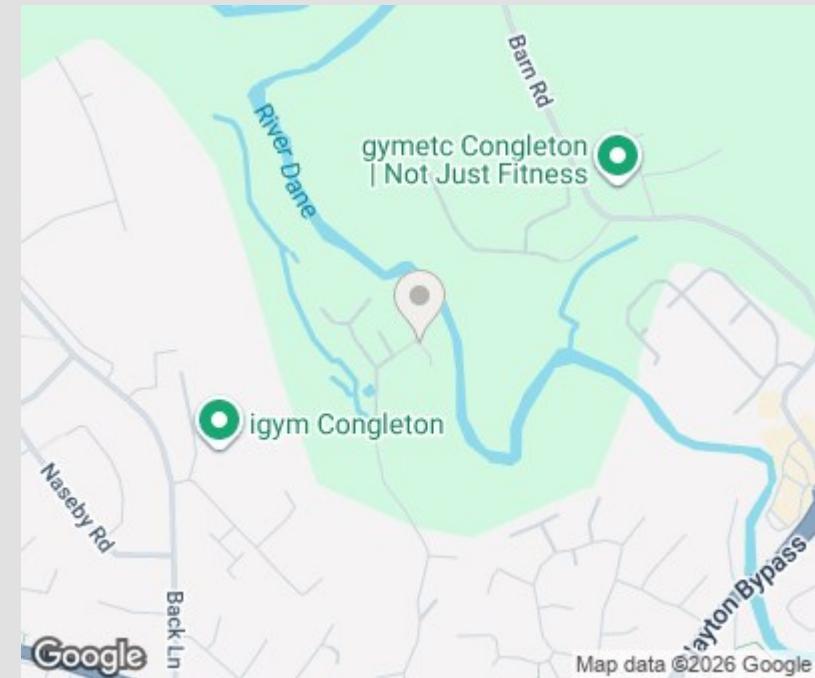




Floor Plan



Area Map



The chart shows the Energy Efficiency Rating for England & Wales. The scale ranges from 'Very energy efficient - lower running costs' (green) to 'Not energy efficient - higher running costs' (red). The ratings are: (92 plus) A (green), (81-91) B (light green), (69-80) C (yellow-green), (55-68) D (yellow), (31-54) E (orange), (21-38) F (dark orange), and (1-20) G (red). A large green arrow points to the 'B' rating, with the number '85' inside it. The text 'EU Directive 2002/91/EC' is at the bottom right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(31-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			

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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21 High Street, Congleton, Cheshire, CW12 1BH
T: 01260 545600
E: congleton@stephensonbrowne.co.uk
W: www.stephensonbrowne.co.uk



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