



76 BOUNDARY LANE, CONGLETON, CW12 3JA

£515,000 Offers Over



STEPHENSON BROWNE

This impressive four-bedroom detached period home has been thoughtfully extended over the years to create a spectacular and versatile family residence. Beautifully blending charming original features with stylish modern touches, the property is ideally positioned in one of the most sought-after areas of Congleton, enjoying a peaceful yet convenient setting that perfectly suits modern family life.

Stepping inside, you are welcomed by an inviting entrance hall showcasing striking Minton tiled flooring, setting the tone for the character and quality found throughout. To the front of the property, the elegant sitting room features a beautiful walk-in bay window and an eye-catching cast iron fireplace, creating a warm and versatile living space. The lounge provides a further generous reception area and flows effortlessly into the open-plan dining kitchen through stylish tri-fold clear glass doors, allowing natural light to pour through and enhancing the sense of space.

The open-plan dining kitchen forms the heart of the home, perfectly designed for modern family living and entertaining. The kitchen offers a range of integrated appliances, with additional space for further appliances, and provides direct access to the utility room, downstairs WC, and integral garage. From here, you step into the stunning orangery, a wonderful additional reception space overlooking the rear garden, ideal for relaxing or hosting family and friends.

To the first floor, the property offers four well-proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a spacious four-piece family bathroom suite.



Externally, the home continues to impress. The front of the property boasts a generous block-paved driveway providing ample off-road parking, bordered by a mature hedge, with convenient side access to the rear garden. The rear garden is equally generous in size, featuring a block-paved patio ideal for outdoor seating during the summer months, leading onto a well-maintained lawn surrounded by mature greenery. A decorative stone patio area provides further seating options, while the addition of a brick-built greenhouse offers excellent storage or the perfect opportunity for growing your own plants.

A truly exceptional home offering space, character and modern comfort in equal measure, don't miss the opportunity to view this fantastic home, contact us today for that all important viewing!

Hallway

External front entrance door, minton tiled flooring, UPVC double glazed window to the side elevation, central heating radiator with radiator cover, ceiling light fitting, providing access to further ground floor accommodation and stair access to the first floor accommodation.

Sitting Room

11'3" x 9'10"
UPVC double glazed bay window to the front elevation, cast iron fire insert situated on a tiled hearth, ceiling light fitting and two wall light fittings, carpet flooring, central heating radiator, power points.

Lounge

12'9" x 11'3"
UPVC double glazed window to the side elevation, ceiling light fitting and three wall light fittings, under floor heating, wood effect flooring, power points, two trifold doors leading into the Open plan dining kitchen.

Open Plan Dining Kitchen

26'3" x 9'0"
Fitted kitchen comprising wall and base units with work surface over, inset sink with mixer tap, unit downlighters, integrated dishwasher, range cooker with gas hob, paneled splash back and extractor over, space for small fridge or freezer, power points, UPVC double glazed window to the rear elevation, ceiling spotlights, tiled flooring with under floor heating throughout, direct access into the utility. To the dining area are ceiling spotlights, space to house a large fridge/freezer, power points, two bifold doors leading into the Orangery.



Orangery

26'3" x 9'3"

UPVC double glazed windows to all aspects, bifold doors out into the rear garden, tiled flooring with under floor heating, wall light fittings, power points.

Utility

9'6" x 5'1"

Base unit with space and plumbing to house a washing machine and tumble dryer, ceiling light fitting, houses the boiler, central heating radiator, extractor fan, quarry tiled flooring, power points, direct access to WC and integral access into the garage.

WC

6'3" x 3'2"

Low level WC, hand wash basin with mixer tap, ceiling light fitting, central heating radiator, tiled flooring.

Integral Garage

15'4" x 3'2"

Up and over garage door, power and light, houses the water pump system, ample space for storage or a car.

Landing

Providing access to all first floor accommodation, two ceiling light fittings, UPVC double glazed window to the side elevation, column radiator, access to loft void.

Master Bedroom

16'0" x 9'11"

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

En Suite

6'8" x 3'9"

Three piece suite comprising low level WC, hand wash basin with mixer tap, walk in mixer shower with panel splash back and removable shower head, chrome heated towel rail, tiled flooring, ceiling light fitting, UPVC double glazed window to the side elevation.

Bedroom Two

15'3" x 9'9"

Two UPVC double glazed windows to the front elevation, cast iron feature fireplace, column central heating radiator, ceiling light fitting, carpet flooring, power points.

Bedroom Three

9'6" x 9'4" (bed area 7'1" x 7'0")

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



Bedroom Four

9'11" x 7'8"

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

Family Bathroom

9'7" x 7'10"

Four piece suite bathroom comprising low level WC, hand wash basin with pillar taps, freestanding bath, walk in mixer shower with panel splash back and removable shower head, vertical column radiator, chrome towel rail, wood effect flooring, ceiling light fitting, UPVC double glazed window to the rear elevation.

Externally

The front features a spacious block-paved driveway with plenty of off-road parking, bordered by a mature hedge and offering side access to the rear garden.

The generous rear garden includes a block-paved patio perfect for outdoor seating, a well-kept lawn surrounded by mature plants and shrubs, and an additional decorative stone patio area. There is also a brick-built greenhouse, ideal for storage or growing plants.

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.

Need to Sell?

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

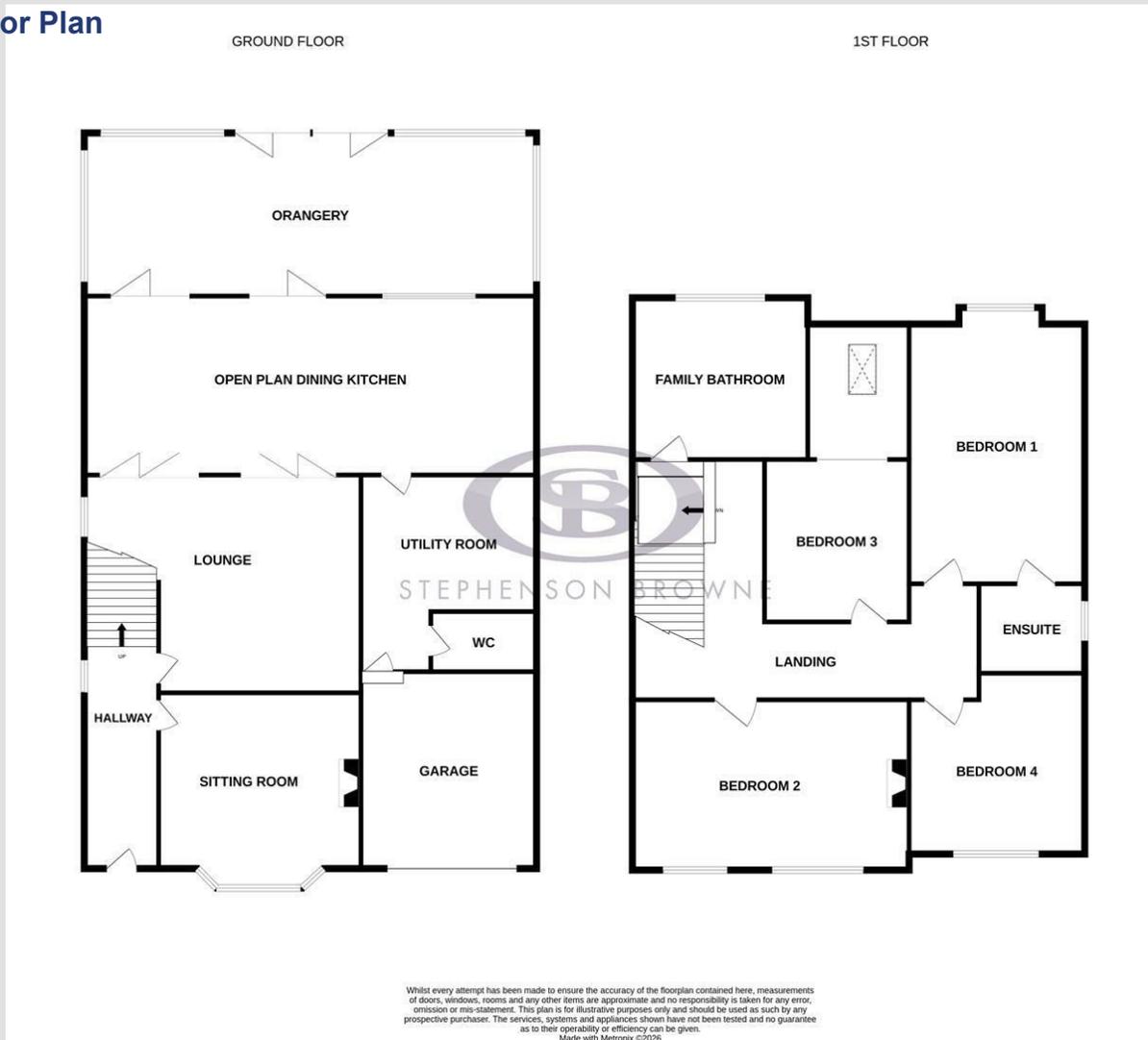
AML Disclosure

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



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		56	
(21-38) F			
(1-20) G			69
Not energy efficient - higher running costs			
England & Wales		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			
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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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

