



STEPHENSON BROWNE



Burnet Place, Congleton

CW12 4EZ



£385,000

DESCRIPTION

This beautifully presented four-bedroom detached family home, built in 2019 and still benefitting from the remainder of its N.H.B.C warranty, occupies an enviable corner plot within the highly sought-after area of West Heath, Congleton. Offering spacious and modern accommodation throughout, this impressive home is perfectly suited to growing families seeking both style and practicality.

Internally, a generous entrance hall leads through to the bright and airy lounge, enjoying dual aspect windows and French doors opening directly onto the garden, creating a wonderful space for relaxing and entertaining. The contemporary dining kitchen is fitted with a range of integrated appliances and is complemented by a separate utility area, while the ground floor further benefits from a convenient downstairs WC.

To the first floor are four well-proportioned bedrooms, three of which feature built-in wardrobes. The principal bedroom also enjoys its own stylish three-piece en suite shower room.

Externally, the property continues to impress with its immaculately maintained side garden, mainly laid to lawn and bordered by mature greenery, alongside a paved patio seating area ideal for outdoor dining. An additional paved pathway leads through the garden and provides gated access to the driveway and detached garage. The front and side boundaries are framed by a neatly trimmed hedge, enhancing the sense of space this extensive corner plot provides.

West Heath remains one of Congleton's most desirable residential areas, popular with families due to its excellent local schools,



convenient amenities, nearby countryside walks and strong commuter links to surrounding towns and larger motorway networks.

Don't miss the opportunity to view this exceptional family home.



ROOM DESCRIPTIONS

Hallway

External front entrance door, entrance matting, carpet flooring, ceiling light fitting, central heating radiator, power point, under stair storage access, stair access to the first floor accommodation and further access to the ground floor accommodation.

Lounge

18'6" x 10'2"

Two sets of double French doors leading out into the garden, UPVC double glazed window to the front elevation, ceiling light fitting, two central heating radiators, carpet flooring, ample power points.

Dining Kitchen

18'6" x 10'1"

Modern fitted kitchen comprising high gloss wall and base units with work surface over, under unit downlighters, stainless steel sink with double drainer and mixer tap, integrated double eye level oven, integrated fridge freezer, breakfast bar area with three ceiling light fittings above, ceiling spotlights, ample power points, UPVC double glazed window to the side elevation, direct access into the utility. To the dining area are UPVC double glazed dual aspect windows, ceiling light fitting, power points, central heating radiator, wood effect flooring throughout.

Utility

5'7" x 5'4"

Base unit with work surface over, space and plumbing to house a washing machine and dryer, wood effect flooring, ceiling light fitting, power points, external access door.

WC

5'5" x 3'4"

Low level WC, vanity unit with mirror, handwash basin and storage underneath, UPVC double glazed window to the front elevation, wood effect flooring, central heating radiator, ceiling light fitting.

Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, central heating radiator, power points.

Bedroom One

13'9" x 9'1" max

UPVC double glazed dual aspect windows, built in wardrobes, carpet flooring, central heating radiator, power points, ceiling light fitting, direct access into the en suite.

En Suite

8'1" x 5'5"

Three piece white suite comprising low level WC vanity unit with hand wash basin and mixer tap, walk in mixer shower with removable shower head, tiled splash back, tile effect flooring, ceiling spotlights, central heating radiator, shavers port, UPVC double glazed window to the front elevation.



Bedroom Two

10'2" x 9'1"

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

Bedroom Three

9'0" x 8'3"

UPVC double glazed window to the side elevation, built in wardrobes, carpet flooring, central heating radiator, power points.

Bedroom Four

9'0" x 7'5" max

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

Family Bathroom

6'11" x 3'10"

Three piece white suite comprising low level WC vanity unit with hand wash basin and mixer tap, low level bath with shower over, tiled splash back, tile effect flooring, ceiling spotlights, central heating radiator, UPVC double glazed window to the rear elevation.

Externally

Externally, the property continues to impress with its immaculately maintained side garden, mainly laid to lawn and bordered by mature greenery, alongside a paved patio seating area ideal for outdoor dining. An additional paved pathway leads through the garden and provides gated access to the driveway and detached garage. The front and side boundaries are framed by a neatly trimmed hedge, enhancing the sense of space this extensive corner plot provides.

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 maintenance charge for the estate of £195.40 per annum.

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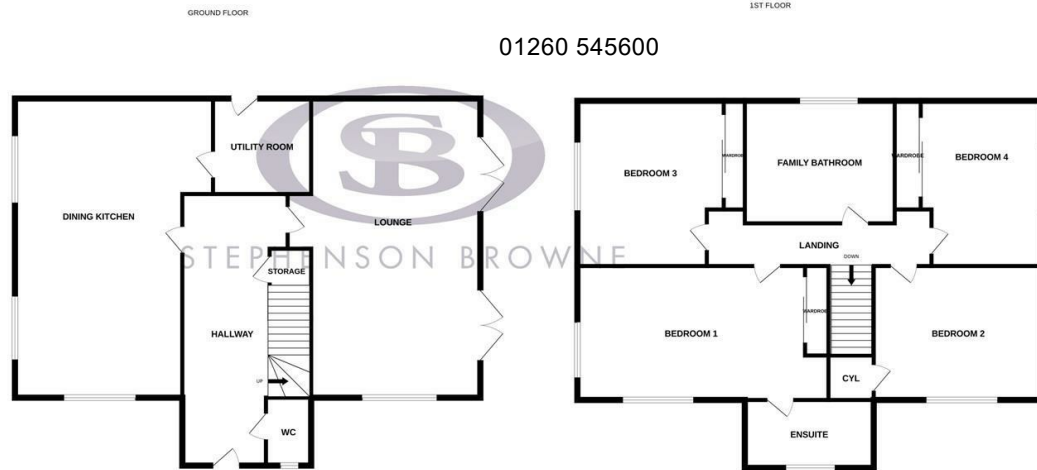
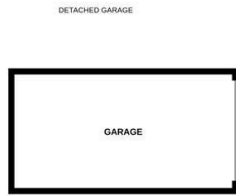
For a FREE valuation please call or e-mail and we will be happy to assist.

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Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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 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 office using the details provided on the final page if you are interested in booking a viewing or require further information.

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