



15 ELMWOOD DRIVE, CONGLETON, CW12 4QY

ASKING PRICE £465,000



STEPHENSON BROWNE

Stephenson Browne are absolutely delighted to offer For Sale this stunning family home situated on a fantastic corner plot, in a recently built and sought after area. Lets begin with the location, built approximately 2 years ago by the popular builders 'Seddon's' and comprising of similar style properties, this small development also has the added benefit of being surrounded by greenery and countryside, a walkers paradise! There are plenty of fantastic walks on your door step over Loach Brook into the fields with easy access to many places such as Astbury Garden Centre.

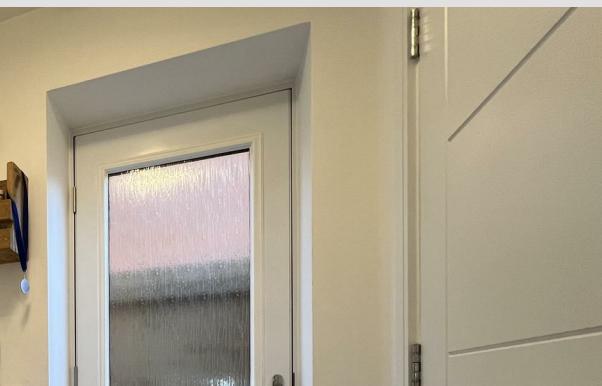
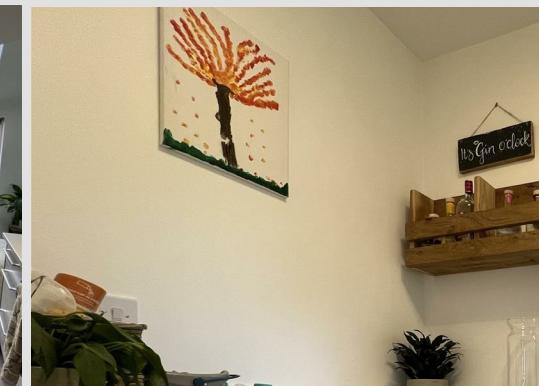
As well as having shops and local amenities close by at West Heath Shopping Precinct, you are also within walking distance of two great schools, Congleton High School and Quinta Primary.

The current owners have cherished this home, with ample upgrades throughout including flooring, kitchen appliances, Quartz worktops, landscaped gardens and so much more!

Now lets move to the inside of the property, immaculately presented throughout you are welcomed into an entrance hall with access to all ground floor accommodation comprising living room, integral garage and stunning kitchen/dining/family room with Velux windows, bifolding doors to the rear, modern fitted kitchen and island, from here you also have the utility room and WC. To the first floor you have a landing leading to the master bedroom with en suite and built in wardrobe, second and third bedroom with Jack and Jill ensuite, fourth double bedroom and a family bathroom.

Externally to the front of the property is a landscaped laid to lawn garden with a range of shrubs and bushes, alongside a tarmac'd driveway providing off road parking leading to the integral garage. To the rear of the property is a beautifully landscaped and maintained garden comprising laid to lawn area with stunning Indian stone patio and mature borders.

An early viewing is highly recommended to appreciate what this stunning property has to offer!



## Entrance Hall

## Living Room

11'0" x 18'3" (into bay)

## Kitchen/Dining Room

21'9" x 11'3"

Opening into-

## Family Area

17'9" x 7'9"

## Utility Room

4'8" x 5'11"

## Downstairs WC

4'8" x 5'2"

## Integral Garage

7'11" x 17'4"

## Landing

## Master Bedroom

11'10" x 18'0" (into bay)

## En Suite

6'3" x 5'10"

## Bedroom Two

11'5" x 11'1"

## Jack & Jill En Suite

8'2" x 4'7"

## Bedroom Three

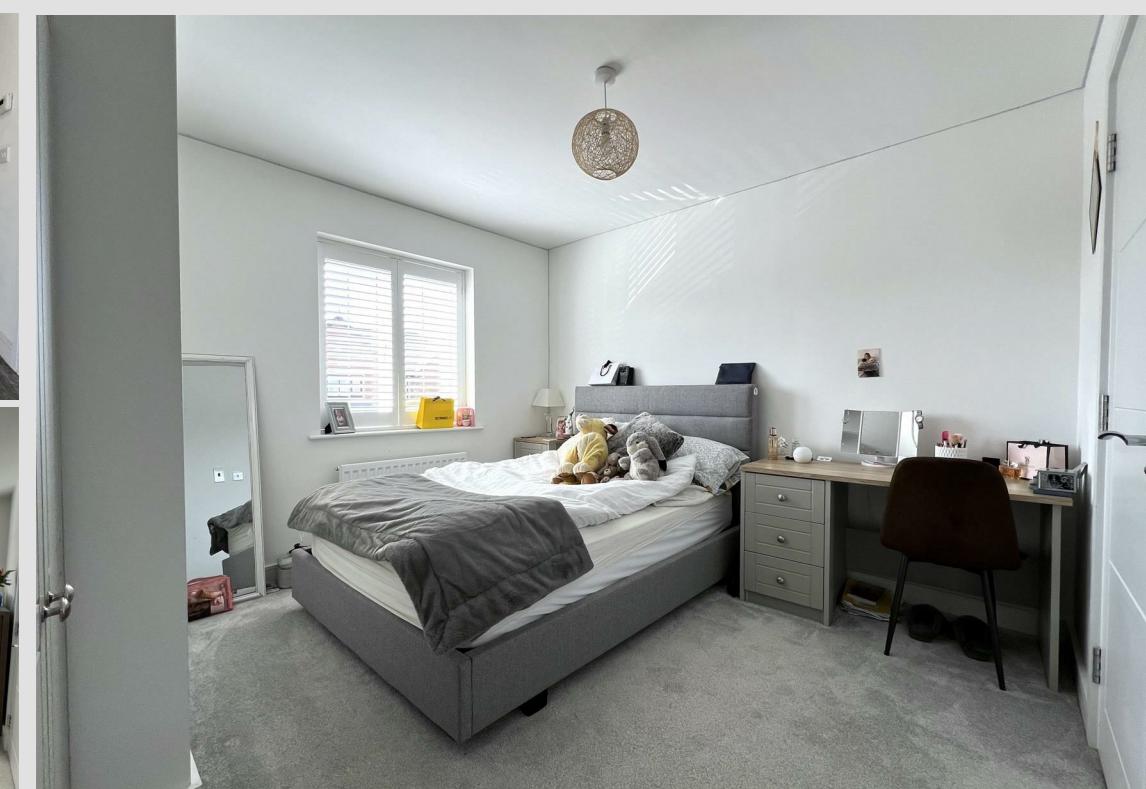
11'3" x 9'8"

## Bedroom Four

7'6" x 11'6"

## Family Bathroom

6'11" x 8'0"



## Externally

Externally to the front of the property is a landscaped laid to lawn garden with a range of mature shrubs and bushes, alongside a tarmac'd driveway providing off road parking leading to the integral garage. To the rear of the property is a beautifully landscaped and maintained garden comprising laid to lawn area with stunning Indian stone patio and mature borders.

## 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.

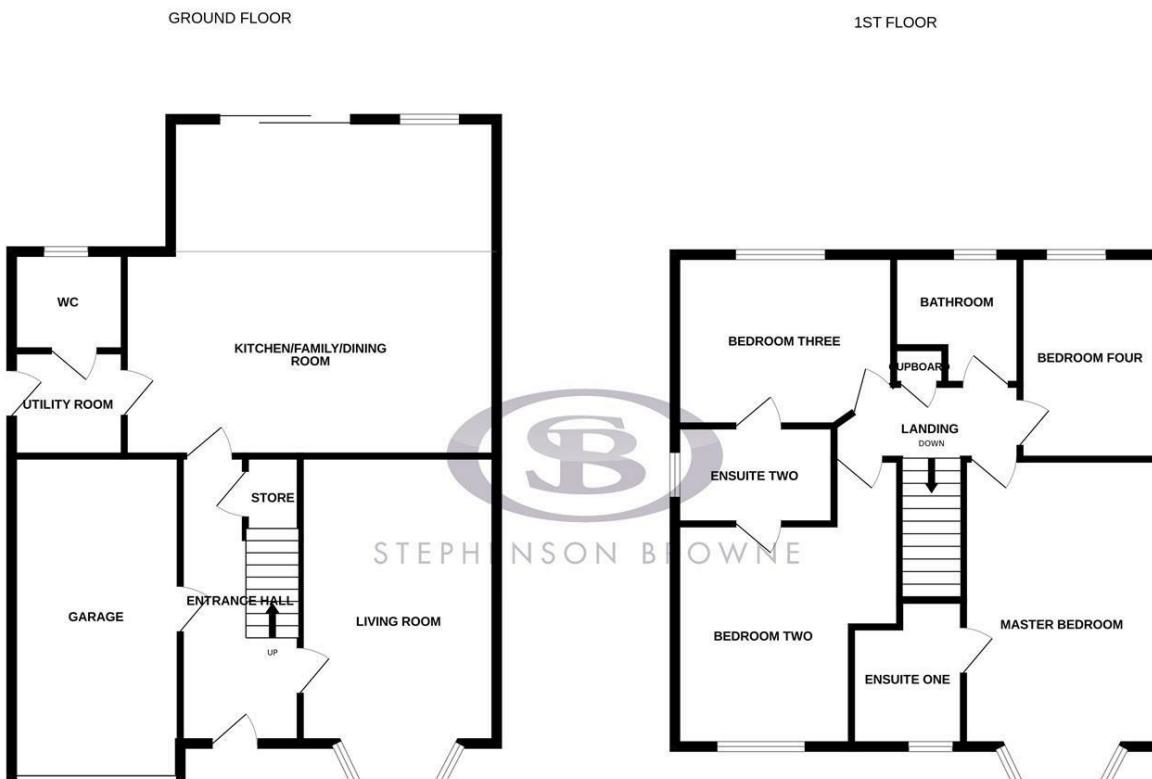
## Need to Sell?

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





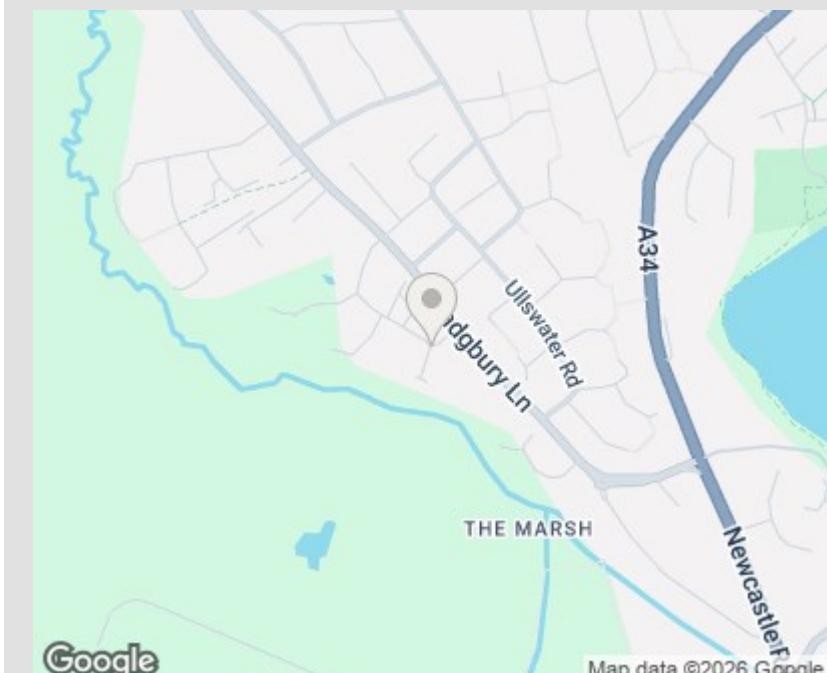
## Floor Plan



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 operation or efficiency can be given.

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## 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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