



7 THAMES CLOSE, CONGLETON, CW12 3RP

£445,000



STEPHENSON BROWNE

Welcome to this beautifully elevated detached bungalow, perfectly positioned on Thames Close in the highly sought-after area of Mossley. Immaculately kept and offering versatile, spacious accommodation throughout, this superb home is ideal for a wide range of buyers!

Stepping inside, you're greeted by a generous entrance hall that leads you through the home. The lounge is an impressive space, enhanced by large picture windows and French doors opening out to the Juliette balcony, allowing natural light to flood in and creating a wonderfully bright and airy feel. This room opens into the dining area, which could easily be reconfigured into a fourth bedroom depending on your needs.

The breakfast kitchen is a true highlight, perfect for those who love to cook. It features a range of integrated appliances, a breakfast bar, and ample room for a central dining table. From here, you can step straight out into the attractive rear garden.

The master bedroom benefits from fitted wardrobes and a private en-suite complete with a fantastic walk-in shower. The second bedroom also offers fitted wardrobes, while the third bedroom is well sized. Both are served by a stylish three-piece family bathroom.

From the hallway, there is integral access leading down to the double garage. This area also presents the potential, subject to the relevant permissions, to install a lift, offering the option of enhanced accessibility if desired.

Externally, the rear garden has been beautifully landscaped and lovingly maintained. Offering complete privacy and a desirable south-facing aspect, it provides a tranquil space to unwind and enjoy the warmer months.

With its exceptional location, you are within walking distance of Congleton Town Centre, the train station, well-regarded schools, and a selection of scenic countryside walks. This wonderful home combines flexible living, pristine presentation, and outstanding convenience an opportunity not to be missed!



## **Entrance Hallway**

New fitted ROCK front entrance door, providing access to all further accommodation and stair access to the lower ground floor into the double garage, LVT wood effect flooring, central heating radiator with radiator cover, ceiling light fitting, access into airing cupboard, heating thermostat, power points.

## **Lounge**

17'9" x 14'11"

Two UPVC double glazed windows to the front elevation with French doors giving access to the Juliette balcony, gas feature fireplace, laminate wood effect flooring, ceiling light fitting, central heating radiator with radiator cover, power points, open access into the dining room/bedroom four.

## **Dining Room / Bedroom Four**

12'3" x 10'0"

UPVC double glazed window to the side elevation, ceiling light fitting, central heating radiator, laminate wood effect flooring, power points.

## **Breakfast Kitchen**

16'2" x 12'0"

Fitted kitchen comprising ample wall and base units with work surface over, inset sink with double drainer and mixer tap, 12 month old double oven, electric hob with panel splash back and extractor over, integrated microwave, freezer and dishwasher, washer/dryer, full length fridge, full length freezer, laminate wood effect flooring, fitted breakfast bar, two ceiling light fittings, central heating radiator, UPVC double glazed window to the rear elevation, French doors leading out into the rear garden, ample power points.

## **Bedroom One**

12'11" x 12'11"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator with radiator cover, carpet flooring, fitted mirrored wardrobes, ample power points, access into en suite.

## **En Suite**

7'10" x 5'7"

Three piece white suite comprising low level WC, hand wash basin with mixer tap and storage underneath, large walk in mixer shower with fitted rainfall shower head, assistance rail and panel splash back, LVT flooring, central heating radiator, wall mounted cupboard, ceiling light fitting, UPVC double glazed opaque window to the rear elevation.



## **Bedroom Two**

10'9" x 10'6"

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

## **Bedroom Three**

13'10" x 8'11"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, two central heating radiators one with radiator cover, loft access, ample power points.

## **Bathroom**

8'2" x 5'9"

Three piece suite bathroom, low level WC, freestanding bath with mixer tap and shower head attachment also with wall mounted shower head above, fitted shower curtain rail, hand wash basin with mixer tap and storage underneath, mosaic tile effect flooring, central heating radiator with towel rail over, tiled walls and wall paneling throughout, ceiling light fitting, UPVC double glazed opaque window to the side elevation.

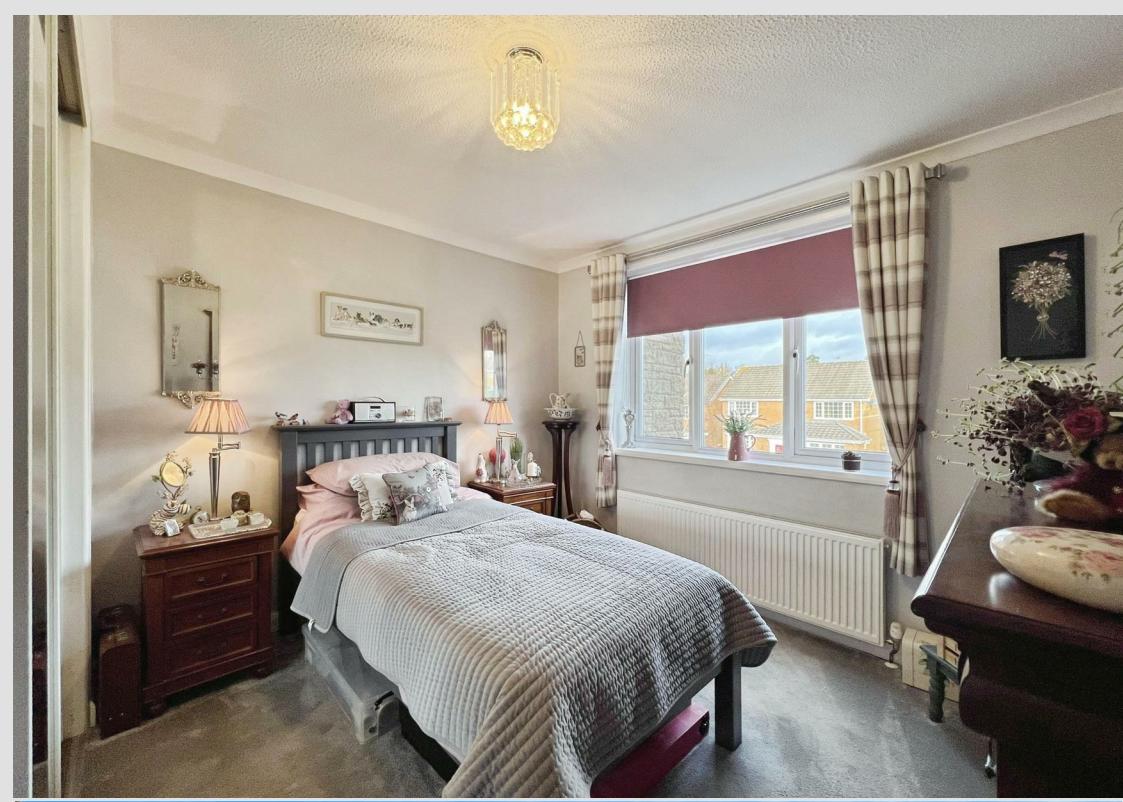
## **Externally**

To the front of the property, a tarmac driveway provides parking for two vehicles and leads to the integral double garage. To the right, an attractive rockery is planted with a variety of mature shrubs and bushes, adding colour and character. Steps lead up to the main entrance, where a decorative stone flower bed with neatly maintained shrubs and hedges creates a welcoming approach.

There is convenient side access to the rear garden. Beautifully landscaped and exceptionally private, the garden is a true haven, filled with an array of established plants and greenery. It is fully enclosed by wooden fencing and hedging that wraps around the boundary. A charming wooden summer house sits at the far end, ideal for relaxing during the warmer months or for additional storage.

Directly accessible from the kitchen is a raised decking area with a pergola, perfect for outdoor dining or entertaining. The garden extends around to the right-hand side of the property and enjoys a south-facing aspect, making it a gardener's paradise.

## **LOWER GROUND FLOOR**



## **Integral Double Garage**

18'10" x 17'5"

Electric roller garage door, power and light, houses the boiler, access to a store room, fitted shelving, can house two cars.

## **Tenure**

We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Please note there is an option to purchase the Freehold for this property.

## **Need to Sell?**

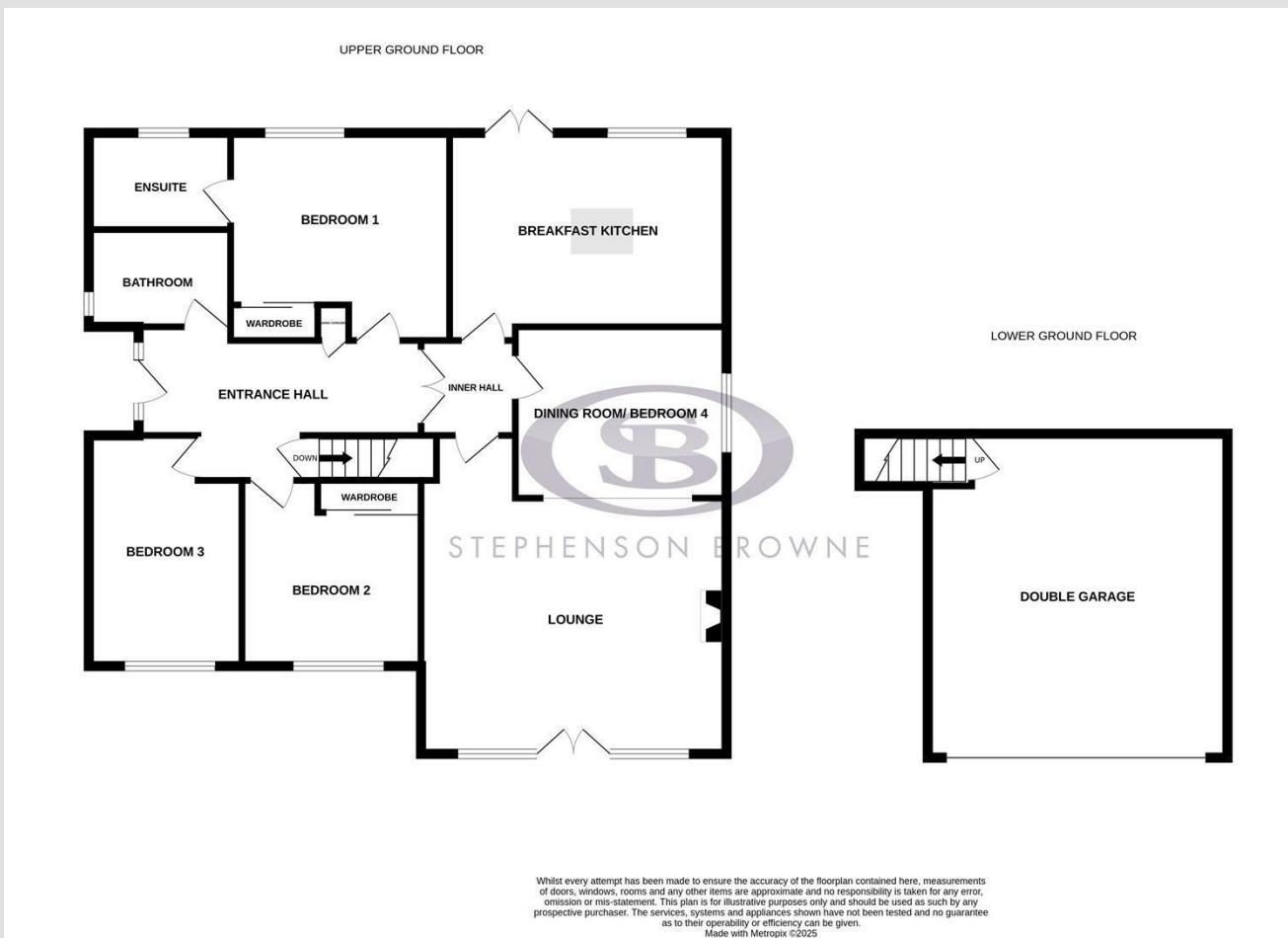
For a FREE valuation please call or e-mail and we will be happy to assist.

## **AML Disclosure**

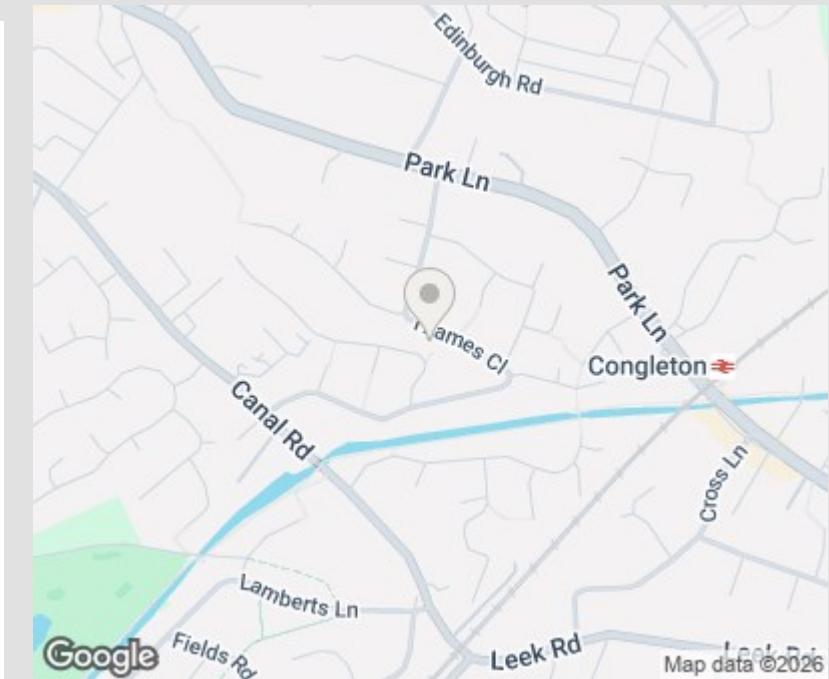
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## Floor Plan



## 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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