



PLOT 1 THE TATTON THE MOORINGS,  
CONGLETON, CW12 3RF

£499,995



STEPHENSON BROWNE

Set within the sought-after Mossley area of Congleton, Cheshire, The Moorings is Seddon Homes' highly regarded modern development, renowned for its quality and thoughtful design. This exceptional ex-showhome, the final plot remaining on the development, presents a rare and enviable opportunity to acquire. 'The Tatton' house type is a beautifully appointed four-bedroom detached family home with an integral single garage. Occupying a prominent corner plot with off-road parking and side access to the rear garden, the property is offered fully furnished and decorated, finished to an exceptional standard throughout, creating a truly turnkey home ready for immediate enjoyment.

The ground floor is thoughtfully designed, with a welcoming hallway leading to a generous front-facing lounge. To the rear, the stunning open-plan kitchen, dining and family area forms the heart of the home. Featuring ceramic floor tiling, high quality integrated appliances, a striking electric feature fireplace and bi-fold doors opening onto the enclosed rear garden, this impressive space is ideal for modern family living, entertaining and socialising. A downstairs WC and useful storage cupboard complete the ground floor.

Upstairs, the first floor offers four well-proportioned double bedrooms, including a luxurious master suite with a rainfall-shower en suite. A stylish family bathroom and additional storage cupboard complete the accommodation. All bathrooms are fitted with contemporary white Ideal Standard sanitaryware and finished with elegant chrome heated towel rails.

Ideally located, the home is within walking distance of Congleton's vibrant town centre, while also being close to well-regarded local schools, Congleton train station and beautiful countryside walks. The private rear garden provides the perfect setting for summer entertaining, whether opening the bi-fold doors for al fresco dining or hosting family and friends.



A superb family home on a desirable development, combining style, quality and an outstanding location and the last opportunity to own at The Moorings!

## GROUND FLOOR

### Entrance Hallway

External front entrance door, entrance matting, wood effect flooring, ceiling spotlights, alarm system, power points, central heating radiator with radiator cover, under stair storage, stair access to the first floor accommodation, complete with furnishings.

### Lounge

11'5 x 14'10

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, paneled feature wall with two light fittings, carpet flooring, ample power points, complete with furnishings.

### Kitchen

12'2 x 10'0

High quality fitted breakfast kitchen comprising matt wall and base units with work surface over, inset black matt sink with double drainer and mixer tap, integrated eye level double oven and microwave, fridge/freezer, wine fridge cooler, dishwasher, washer/dryer and induction hob with extractor over, ceramic tiled flooring, central heating radiator, ceiling spotlights, UPVC double glazed window to the rear elevation, ample power points, complete with furnishings.

### Dining/Family Area

17'8 x 17'10

Three Velux windows and UPVC double glazed trifold doors to the rear elevation opening out into the rear garden, ceiling spotlights, feature central electric fireplace, ceramic tiled flooring, ample power points, two central heating radiators, ceiling light fixture over the dining area, complete with furnishings, integral access into the garage.

### WC

3'6 x 6'6

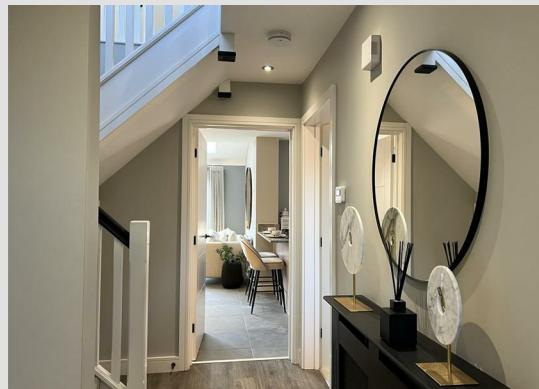
Low level WC, hand wash basin with mixer tap, central heating radiator, UPVC double glazed window to the front elevation, half tiled walls throughout, wood effect flooring.

### Integral Garage

8'8 x 18'1

Up and over garage door, power and light.

## FIRST FLOOR



## Landing

Galleried landing giving access to all first floor accommodation, carpet flooring, ceiling spotlights, central heating radiator, power points, access to storage cupboard, UPVC double glazed window to the front elevation.

## Master Bedroom

11'12 x 10'5

UPVC double glazed window to the rear elevation, built in wardrobes, ceiling light fitting, central heating radiator, carpet flooring, ample power points, access into the en suite, complete with furnishings.



## En Suite

8'4 x 4'7

Low level WC, hand wash basin with mixer tap, shavers port, mains shower with removable shower head and tiled splash back, chrome heated towel rail, extractor fan, tiled walls, wood effect flooring, UPVC double glazed window to the side elevation, complete with furnishings.

## Bedroom Two

10'1 x 9'10

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



## Bedroom Three

9'0 x 11'5

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

## Bedroom Four

10'3 x 8'11

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

## Family Bathroom

5'7 x 6'11

Three piece suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap, chrome heated towel rail, half tiled walls throughout, wood effect flooring, shavers port, extractor fan, UPVC double glazed window to the rear elevation, ceiling spotlights, complete with furnishings.

## **Externally**

To the front of the property is a tarmac driveway providing off-road parking for two vehicles. To the right-hand side, a neatly maintained lawn is complemented by an attractive flower bed filled with mature plants and established greenery, which continues along the side of the property. Gated side access leads to the beautifully landscaped rear garden, which is predominantly laid to lawn and bordered by well-stocked, decorative flower beds. A central stone feature planted with greenery adds further visual interest. Immediately outside the trifold doors is a paved patio area, creating an ideal space for al fresco dining and relaxing during the warmer months.

## **Tenure**

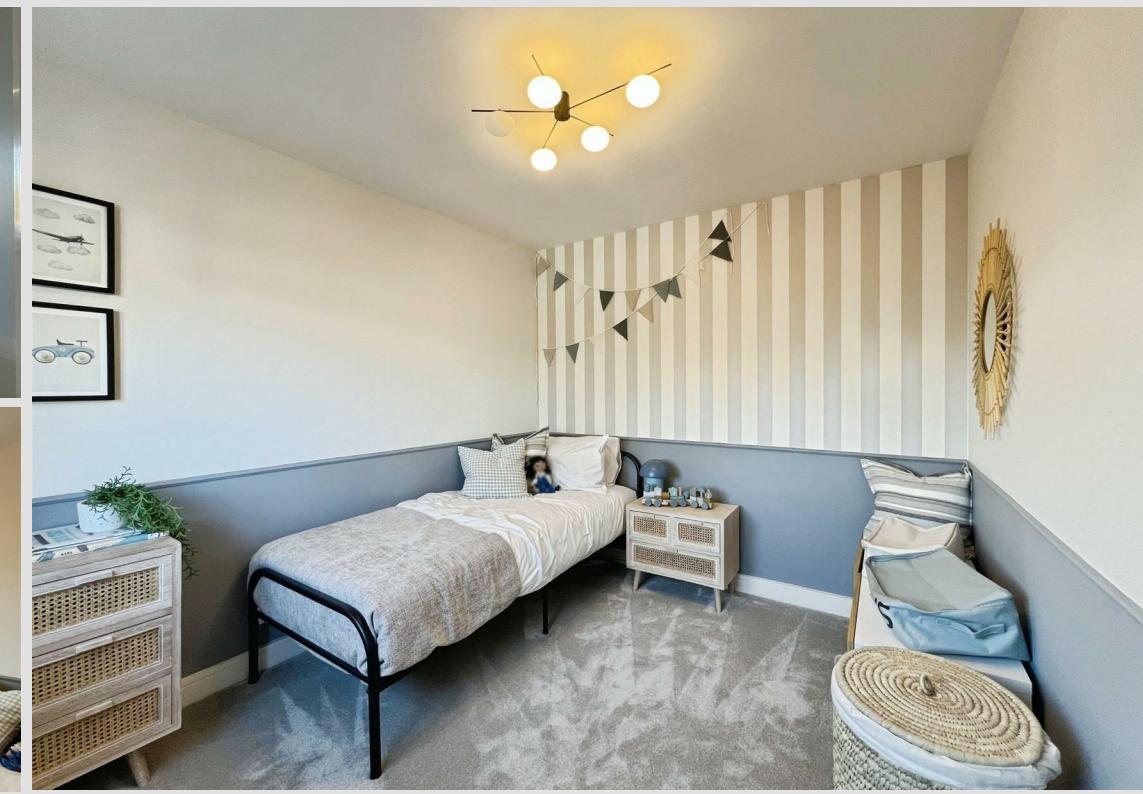
We understand from Seaddon Homes that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Maintenance fee is estimated at £210 per annum. Please note that Council Tax will apply (unless you meet the criteria for Exemption). The Council Tax band will be determined by the relevant Council.

## **Need to Sell?**

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

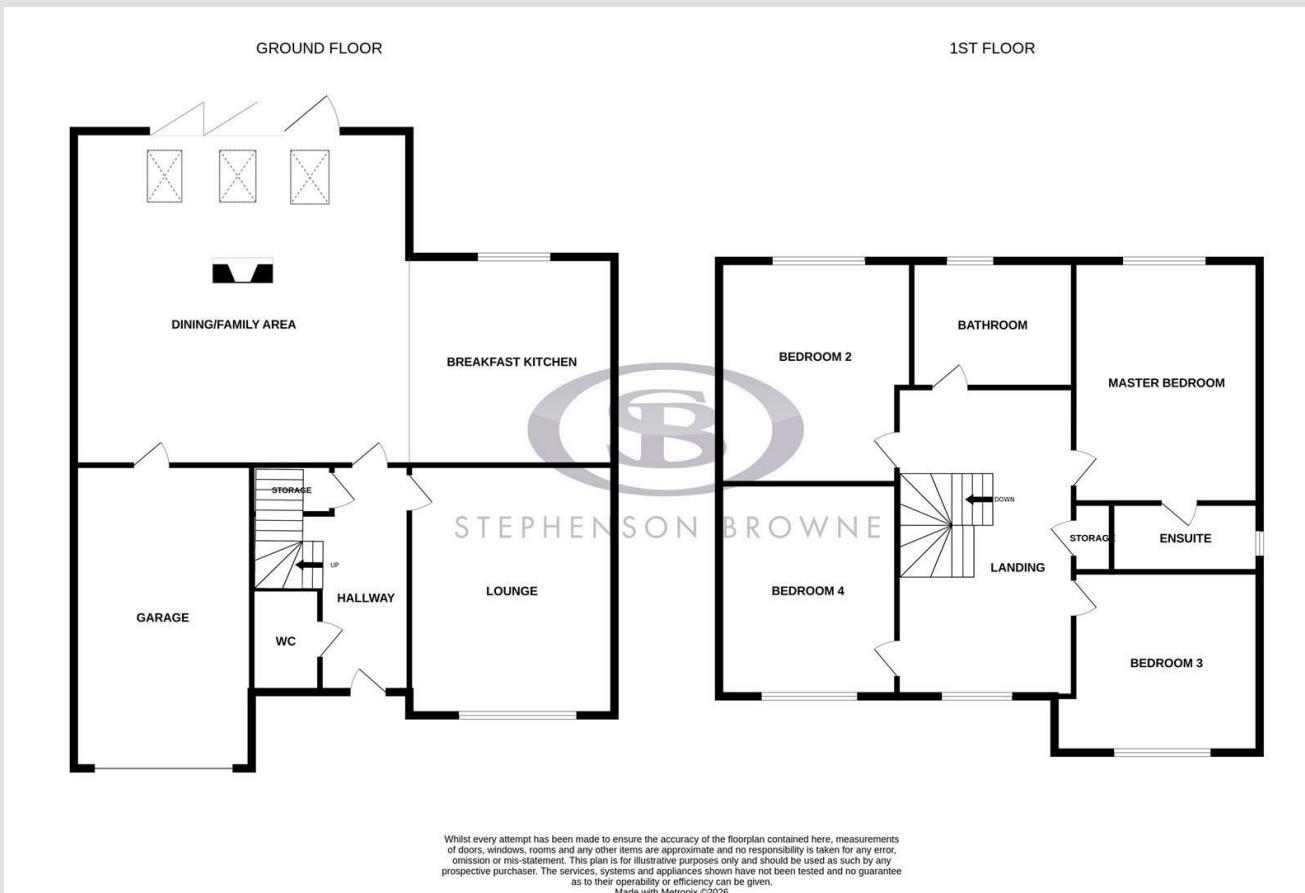
## **AML Disclosure**

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 |                         |           |
| (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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