



STEPHENSON BROWNE

Forge Wood Close, Congleton

CW12 4DR



Offers Over £550,000



DESCRIPTION

Set within a secure and peaceful environment surrounded by mature greenery, this beautifully presented five-bedroom detached home offers an excellent balance of modern living, flexible space, and a highly convenient location. Built in 2019 by the well-regarded developer Wain Homes, the property has been thoughtfully designed to suit the needs of growing families seeking both style and practicality. Ideally positioned close to local amenities, highly regarded schools, and excellent transport links, it combines tranquility with everyday convenience.

The ground floor opens into a spacious entrance hallway leading to the heart of the home: a striking open-plan dining kitchen featuring quality finishes, ample integrated appliances, and direct access to the rear garden. This space is perfect for both family living and entertaining, complemented by a generous lounge that provides a warm and relaxing atmosphere. A separate study/playroom offers valuable flexibility, ideal for remote working or use as a children's playroom.

Further enhancing the ground floor is a fully converted garage, now a self-contained studio suitable for creative use, a home business, or guest accommodation. Bifold doors replace the original garage doors, allowing excellent natural light. A practical utility room and a downstairs WC complete the ground floor.

Upstairs, the property offers five well-proportioned double bedrooms. The principal bedroom features fitted wardrobes and a modern en suite shower room, while the second bedroom also



benefits from its own en suite, ideal for guests or older children. Three additional double bedrooms are served by a contemporary family bathroom.

Externally, the property provides off-road parking for up to three vehicles. The landscaped rear garden offers a private and secure outdoor space with a patio seating area, a generous lawn for family activities, and a powered shed suitable for storage or workshop use.

Early Viewing is highly recommended!



ROOM DESCRIPTIONS

Hallway

Composite front entrance door, entrance matting, carpet flooring, under stair storage, two ceiling light fittings, central heating radiator, power points, phone point, stair access to first floor accommodation.

Kitchen/Dining Room

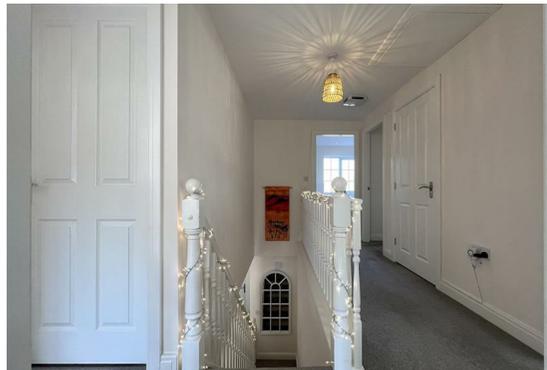
19'0" x 12'10"

Contemporary Breakfast Kitchen comprising high gloss wall and base units with work surface over, inset sink with double drainer and mixer tap, integrated eye level double electric oven, five ring gas hob with extractor over and paneled splash back, integrated dishwasher and fridge freezer, under unit downlights, ceiling spotlights, ample appliance power points with USB charging points, UPVC double glazed window to the rear elevation, high grade vinyl wood effect flooring throughout, ethernet connection, TV Point. To the dining area is a ceiling light fitting, central heating radiator, power points, French doors leading out into the rear garden.

Utility

6'4 x 6'0"

Benefitting the same high gloss wall and base units as the kitchen with work surface over, space and plumbing for a washing machine and dryer, inset stainless steel sink with single drainer and mixer tap, houses the boiler, ample power points, tiled flooring, central heating radiator, ceiling light fitting, extractor fan, external side door access.



Lounge

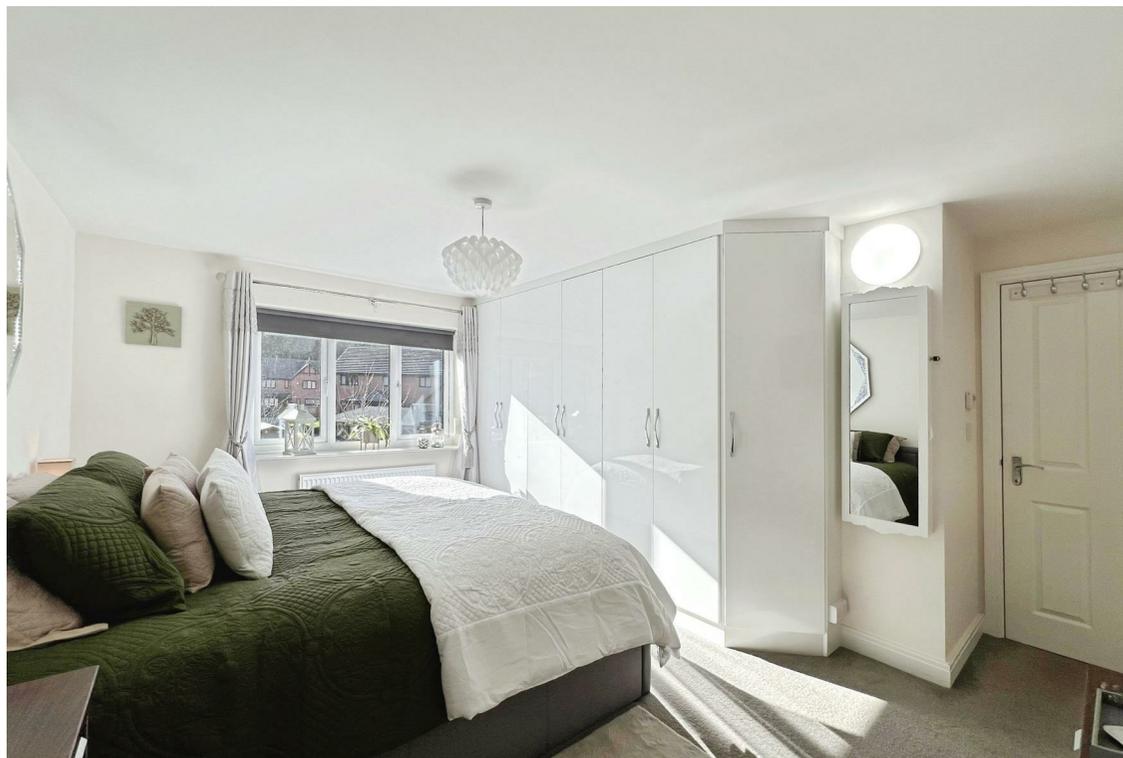
18'3" x 11'11"

Feature double glazed walk in bay window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, ample power points, TV point, ethernet connection.

Double Garage/Home Gym

17'10" x 17'1"

Aluminum framed bifold doors to the front elevation featuring xenon-filled panels with integral blinds situated between the glass panels, ceiling strip lights, wall mounted mirrors to one side, wood effect flooring, energy efficient 2000W 'ADAX Neo' electric radiator which can be programmed manually or via Wi-Fi using an app, wall-mounted cabinets house the consumer unit and internet optical fibre connection, ample power points, brackets for a wall mounted TV.



Music Room/Playroom

9'11" x 6'5"

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



WC

6'7" x 2'10"

Low level WC, hand wash basin with mixer tap and tiled splash back, central heating radiator, tiled flooring, UPVC double glazed window to the front elevation, ceiling light fitting.



Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, central heating radiator, power points, loft access with pull down ladder power (the loft has been fitted with a platform built from timber with some shelving allowing for storage space, with power and light), positive pressure point located in the loft with vent to the landing. Access to the Airing cupboard measuring 2'6" x 5'6", carpeted, contains hot water storage tank & compressor and has been fitted with removable wooden shelving.



Master Bedroom

15'1" x 10'9"
UPVC double glazed window to the rear elevation, ceiling fan light fitting, fitted wardrobes, carpet flooring, central heating radiator, ample power points with USB charging points, ethernet connection, TV point, phone point, direct access into the En suite.

En Suite to Master

10'7" x 5'6"
Modern four piece suite comprising low level WC, hand was basin with storage underneath and fitted heated mirror above, low level bath with upgraded mixer tap with fixed shower head attachment, walk in mains pressure shower with removable shower head and tiled splash back, thick vinyl wood effect flooring, chrome heated towel rail, ceiling spotlights, UPVC double glazed window to the side elevation, extractor fan.



Bedroom Two

13'4" x 10'6"
UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, ample power points, ethernet connection, access into en suite.



En Suite to Bedroom Two

7'2" x 3'9"

Modern three piece white suite comprising low level WC, hand wash basin with mixer tap with wall mounted mirrored cabinet above, walk in mains pressure shower with removable shower head and tiled splash back, thick vinyl wood effect flooring, ceiling spotlights, chrome heated towel rail, UPVC double glazed window to the side elevation.



Bedroom Three

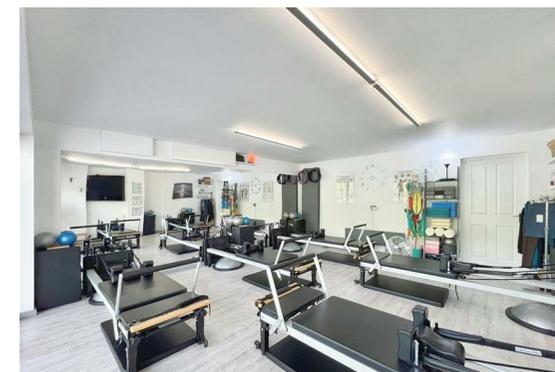
11'3" x 10'6"

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

Bedroom Four

11'6" x 10'6"

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



Bedroom Five

11'6" x 9'4"

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



Family Bathroom

9'7" x 7'8"

Modern four piece white suite comprising low level WC, hand wash basin with wall mounted mirrored cabinet above, low level bath with pillar taps, walk in mains pressure shower with removable shower head and tiled splash back, thick vinyl wood effect flooring, chrome heated towel rail, ceiling spotlights, UPVC double glazed window to the front elevation.



Externally

To the front of the property, a generously sized tarmac and gravel driveway offers ample off-road parking, with convenient side access available on both sides of the home.

To the rear, the garden extends to an impressive 200 sqm, creating a fantastic outdoor space ideal for families and entertaining. A paved patio area provides the perfect setting for al fresco dining or relaxing in the sun, while the expansive lawn offers plenty of room for play or gardening. Completing the garden is a charming summer house-style shed, fully fitted with power, ideal as a home office, hobby space or additional storage. Additionally, a smaller shed is located to the side of the property, offering further storage options for garden tools or outdoor equipment.

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 a maintenance charge of £185.31 per annum.

Need to Sell?

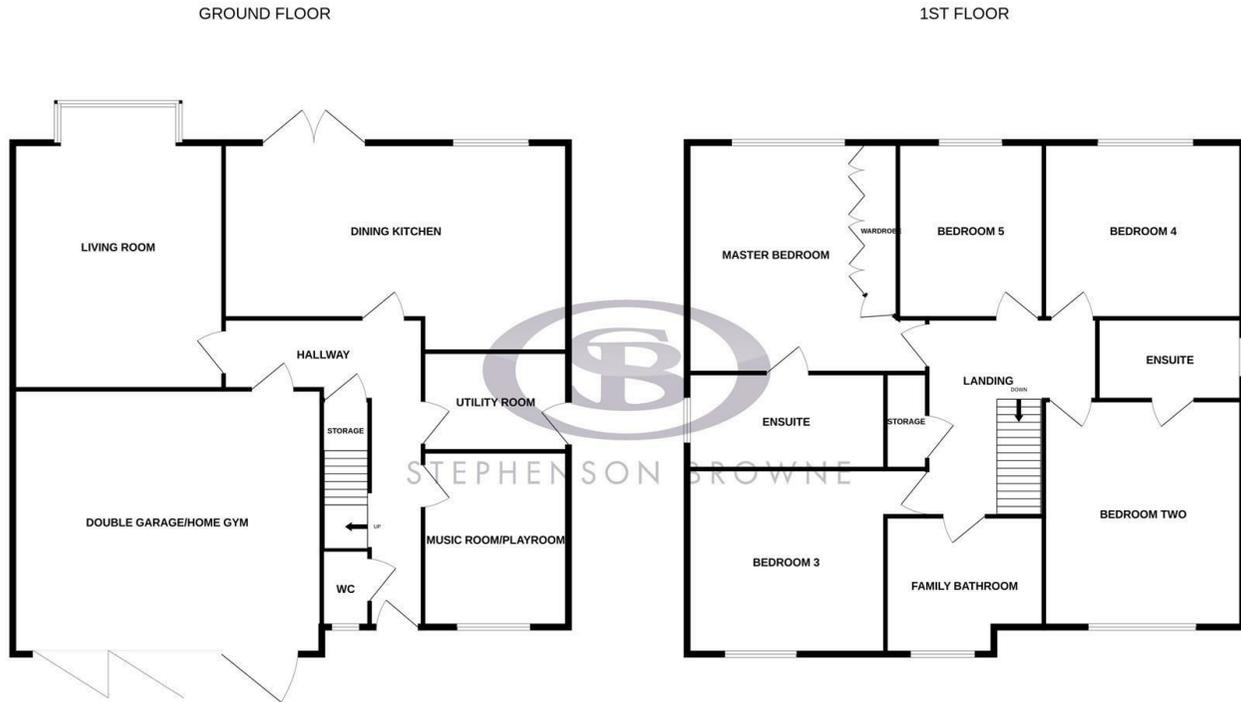
For a FREE valuation please call or e-mail and we will be happy to assist.

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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			93
(81-91) B		85	
(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	

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



STEPHENS ON BROWNE