



STEPHENSON BROWNE

Wheatfield Place, Eaton, Congleton

CW12 2JB



**Offers In The Region Of
£475,000**

Description

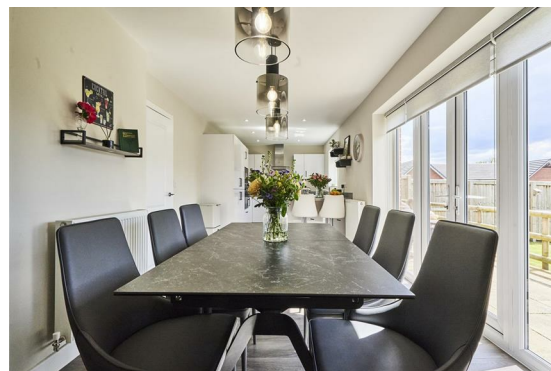
Situated in a highly sought-after location, this exceptional property offers the perfect blend of style, comfort, and practicality, making it an ideal forever family home. Beautifully presented throughout, the home has been thoughtfully designed to provide spacious and versatile living accommodation perfectly suited to modern family life.

The welcoming ground floor features a bright and elegant lounge, while the impressive kitchen diner forms the true heart of the home — ideal for both everyday family living and entertaining guests. Complementing the ground floor is a useful integral garage offering excellent storage, a convenient WC, under-stair storage, and a separate utility room for added practicality.

To the first floor, the property continues to impress with a generous master bedroom complete with its own stylish en-suite shower room, alongside three further well-proportioned double bedrooms, additional storage cupboards, and a contemporary family bathroom finished to a high standard.

Externally, the home enjoys ample driveway parking and access to the garage via an up-and-over door. The private and enclosed rear garden is south facing and offers a wonderful outdoor retreat, perfect for summer evenings, family gatherings, and entertaining during the warmer months. The property sits proudly within a cul de sac location over looking open green space to the front aspect.

Perfectly positioned close to highly regarded schools, excellent commuter links, and a fantastic selection of local amenities, shops, and eateries, this truly stunning



home offers everything a growing family could need. Ready to move straight into, this is a genuine turnkey property that effortlessly combines modern living with warmth and charm.



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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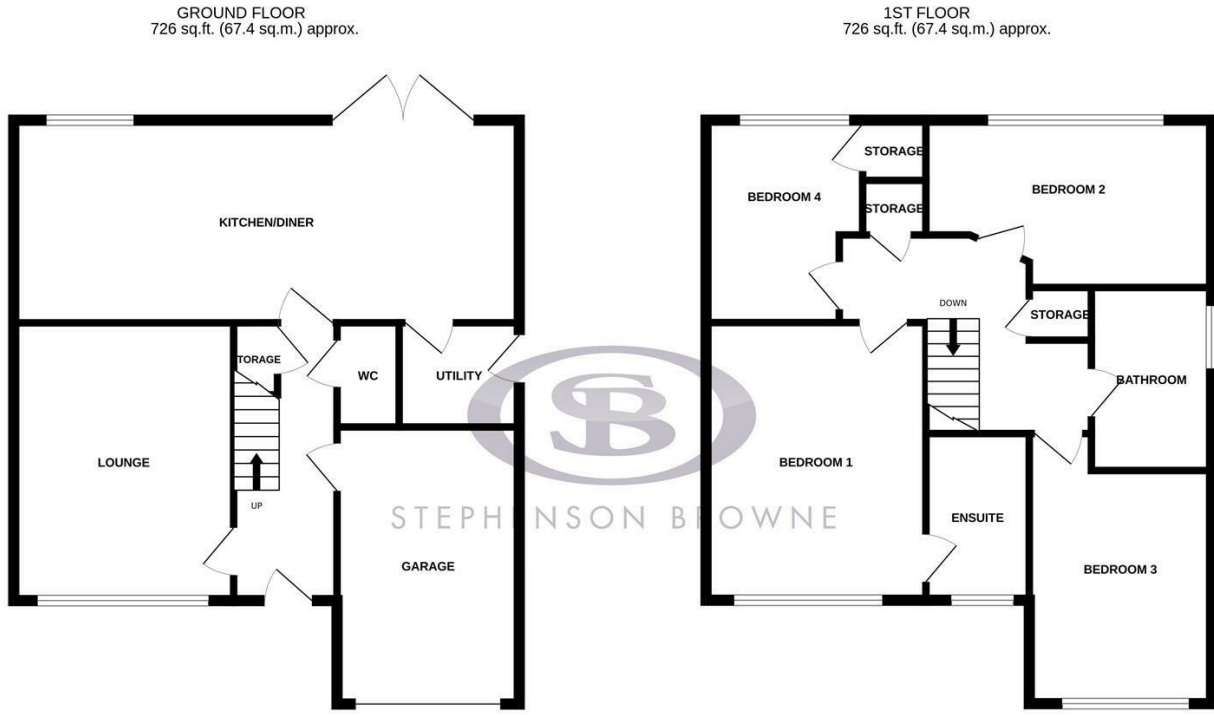




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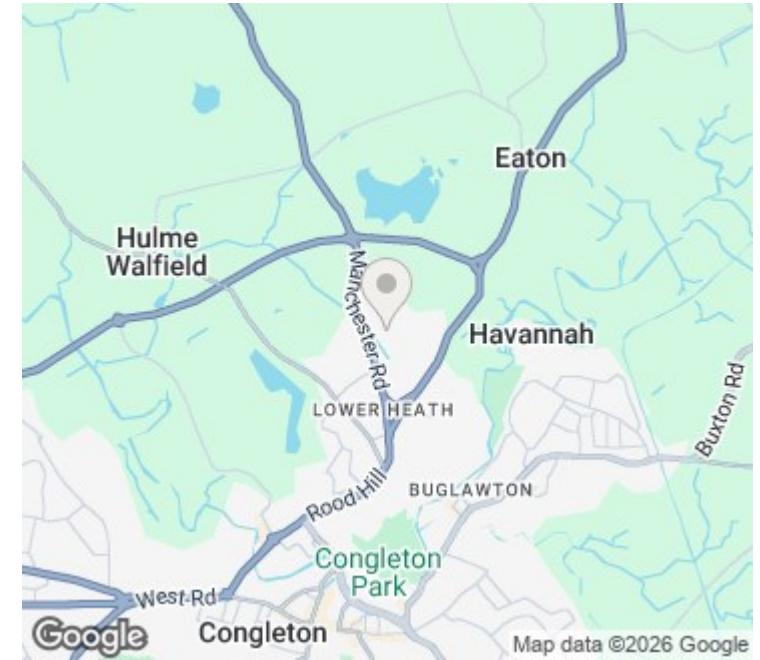


Floorplans



TOTAL FLOOR AREA : 1451 sq.ft. (134.8 sq.m.) approx.
 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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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www.stephensonbrowne.co.uk