



19 DALEBROOK ROAD, SOMERFORD, CW12 4YD

OFFERS IN EXCESS OF £565,000



STEPHENSON BROWNE



Outstanding FOUR/FIVE bedroom detached property located on 'Somerford Grove' overlooking spectacular and picturesque views of open countryside!

This remarkable property is beautifully presented throughout, built by the reputable builders 'Anwyll' and bought from new by the current owners. It has been well loved and offers extremely spacious accommodation throughout. Entering inside the property you are welcomed into the entrance hall, from here you have access into the lounge with bay window and the impressive 29,5" long open plan kitchen/dining/family room, a place to enjoy entertaining with patio doors to the rear opening up onto the great sized rear garden. In addition there is a utility room off the kitchen with plumbing and space for a washer/dryer, the kitchen also supplies many useful fitted appliances. To the ground floor you will also find the downstairs WC and integral access to the double garage.

To the first floor you have a spacious landing with storage, four double bedrooms, a further room perfect for a office/dressing room and main family bathroom, the master enjoying a modern three piece en suite and built in wardrobes, with the second bedroom also benefitting a built in wardrobe.

Externally the property is situated on a brilliant sized plot, with large tarmac'd driveway to the front offering ample off road parking and a laid to lawn front garden. To the rear of the property is a great sized enclosed garden, mainly laid to lawn, with multiple paved patio areas and bordered by a flower bed with a range of mature greenery.

This estate is unlike most other new build developments providing a semi rural lifestyle, with the convenience of West Heath Shopping precinct close by, Congleton High School and other good primary schools a stones throw away and easy access onto the new Bypass, perfect for commuting.

An early viewing is highly advised to appreciate what this fantastic property has to offer!





**Hallway**

15'5" x 6'0"

External entrance door, UPVC double glazed window to the front elevation, Karndeian flooring, ceiling light fitting, central heating radiator, access to ground floor accommodation and stair access to first floor accommodation.

**Lounge**

17'7" x 11'6"

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

**Kitchen Area**

11'5" x 10'11"

Modern fitted kitchen comprising wall and base units with work surface over, inset sink with double drainer and mixer tap, five ring gas hob with extractor over, double eye level oven, integrated fridge freezer and dishwasher, Karndeian flooring, ceiling spotlights, power points, UPVC double glazed window to the rear elevation, direct access into the utility.

**Dining/Family Area**

19'5" x 18'0"

Floor to ceiling UPVC double glazed bay window with French doors out into the rear garden, ceiling spotlights, Karndeian flooring, two central heating radiators, power points, access into the under stair storage.

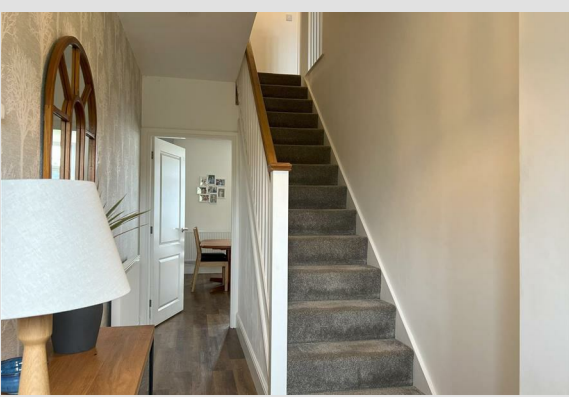
**Utility**

9'4" x 5'8"

Base unit with work surface over, inset sink with single drainer and mixer tap, houses the boiler, space and plumbing for a washer/dryer, Karndeian flooring, central heating radiator, ceiling light fitting, power points, UPVC double glazed window and external door to the side elevation, access into the WC and integral garage.

**WC**

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





**Integral Garage**

17'5" x 16'6"

Power and light, electric roller garage door, space for secure parking.

**Landing**

Providing access to first floor accommodation, access into the loft and airing cupboard, central heating radiator, two ceiling light fitting, carpet flooring.

**Master Bedroom**

14'4" x 12'4"

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

**En Suite**

9'6" x 6'9"

Three piece white suite comprising low level WC, vanity unit with hand wash basin and mixer tap, walk in triple shower with removable shower head and tiled splash back, tiled walls and flooring throughout, ceiling spotlights, extractor fan, chrome heated towel rail, UPVC double glazed window to the front elevation.

**Bedroom Two**

16'4" x 11'6"

UPVC double glazed bay window to the front elevation, ceiling light fitting, built in wardrobe, carpet flooring, central heating radiator, power points.

**Bedroom Three**

13'5" x 9'8"

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

**Bedroom Four**

12'2 x 7'10

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

**Study**

8'0 x 7'5

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





**Family Bathroom**

9'3" x 7'10"

Four piece suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap, walk in mixer shower with removable shower head, tiled walls and flooring throughout, shavers port, extractor fan, ceiling spotlights, chromed heated towel rail, UPVC double glazed window to the rear elevation.

**Externally**

To the front of the property is a tarmac'd driveway proving ample off road parking with additional parking available in the integral garage, to the right hand side is a well maintained laid to lawn area. Access is available down the left hand side of the property leading into large rear garden mostly made up of laid to lawn with a paved patio surrounding the property and a small patio area to the left hand side perfect for outdoor seating.

**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. There is an annual maintenance charge for the estate, for more information on this please contact the office.

**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.

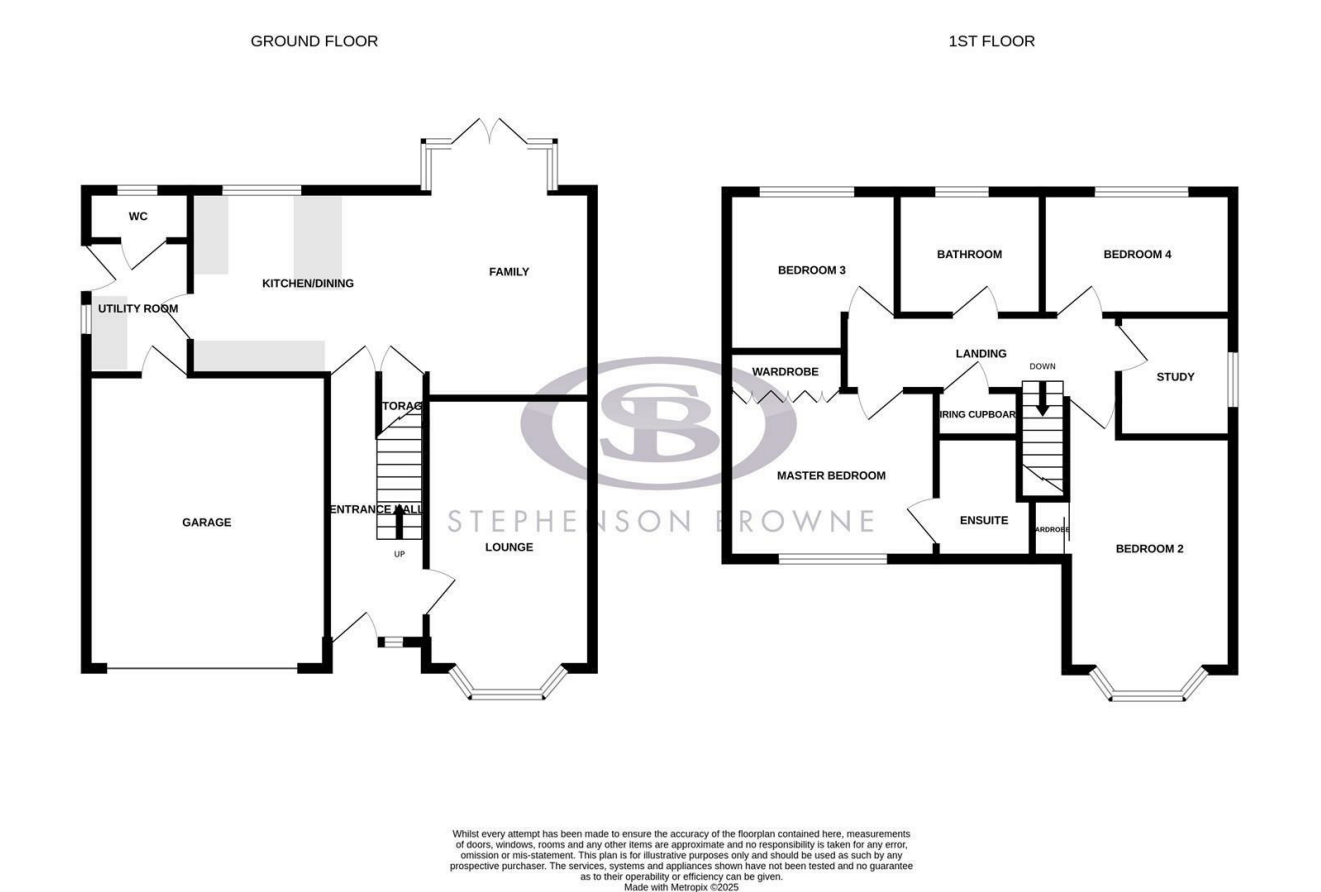




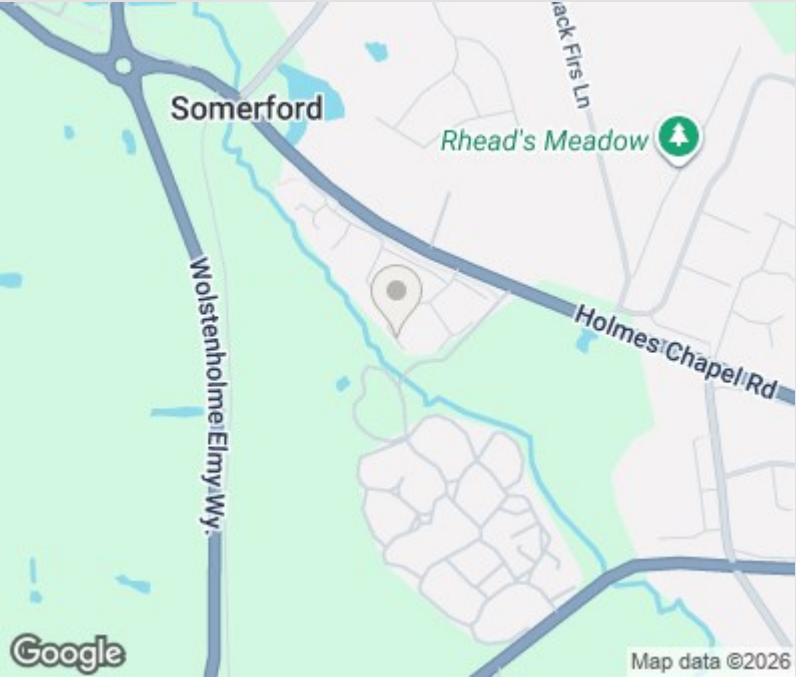




Floor Plan



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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