



## 9 Ribbon Avenue, Somerford, Congleton, CW12 4FE

£635,000

- Exceptional Four Double Bedroom Detached Residence
- Superb Size Open Plan Dining, Kitchen & Family Room
- Second Bedroom With An En-Suite & Juliet Balcony
- Landscaped Gardens With Views Of The Open Countryside
- High Specification With An Array Of Additional Upgrades
- Separate Utility Room & Ground Floor Cloakroom
- Fantastic Size Plot With Private Gated Access
- Immaculately Presented Lounge
- Master Bedroom With Dressing Area & En-Suite Facilities
- Detached Double Garage & Resin Driveway

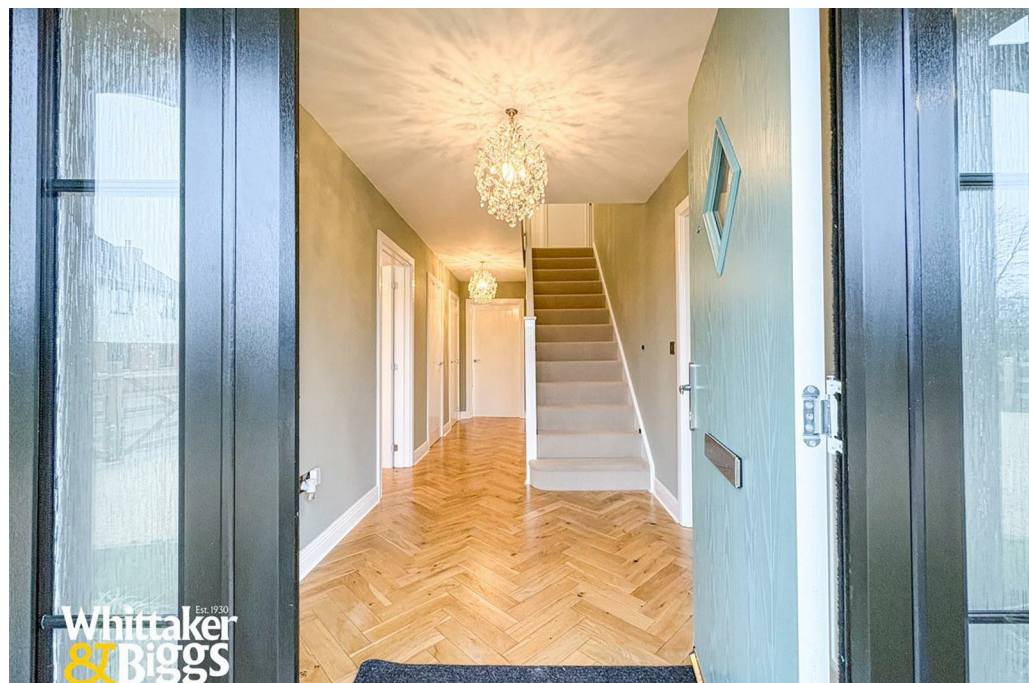
## 9 Ribbon Avenue, Congleton CW12 4FE

We are extremely privileged to present to the market this exceptional four-bedroom detached residence, situated on an extended plot with a direct access via private gates whilst benefiting from uninterrupted views over the surrounding fields. The property is set within an exclusive and private plot equipped with a modern resin driveway presenting ample parking for several vehicles plus a detached double garage.

Internally the property has had no expense spared with a range of upgrades and is beautifully arranged with well-proportioned accommodation. Designed to an impressive specification throughout, the property blends contemporary style with luxurious comfort, creating a home perfect for modern family living.



Council Tax Band: F



The ground floor features spacious, light-filled living areas, including a welcoming reception hall, an elegant lounge, and a versatile open-plan kitchen/dining/family room finished to a high standard with premium fittings, solid Granite worktops, integrated AEG appliances and solid wood flooring. Large windows and French doors enhance the sense of space while providing seamless access to the landscaped gardens. A practical utility room which is also furnished with solid Granite worktops and a guest cloakroom complete the ground floor.

To the first floor there are four well-proportioned bedrooms providing ample space for rest and relaxation with the principal suite boasting a separate dressing area with mirrored sliding wardrobes and a sleek en-suite shower room. The second bedroom is equally impressive with en-suite facilities and a spectacular Juliet balcony offering those previously mentioned views over the adjoining fields. The remaining bedrooms are served by a contemporary family bathroom finished with quality Roca fixtures.

Externally, the property occupies a generous and exclusive plot, offering a good degree of privacy for the prospective new purchaser and beautifully maintained rear landscaped garden plus patio area ideal for outdoor entertaining with family and friends.

With its high-specification interior, excellent layout, and sought-after setting, this impressive home represents a rare opportunity to acquire a property of outstanding quality. We feel that this is one exclusive residence not to be missed.

**Entrance Hall**

Having a composite front entrance door with access into the reception hallway, stairs to the first floor landing and access to the ground floor accommodation. Double radiator. Solid wood flooring. Two handy storage cupboards.

**Lounge**

21'4" x 11'2"

Having dual aspect windows. Having a UPVC double glazed window to the front aspect and UPVC double glazed French patio doors with access to the garden and patio area. Two double radiators. Solid wood flooring.

**Open Plan Living Kitchen & Dining Area**

**Access Into The Kitchen Area**

14'2" x 8'9"

Having a UPVC double glazed window to the side aspect. Comprising of a range of on trend wall cupboard and base units with solid granite work surfaces over with matching up stands incorporating a stainless steel one and a half bowl sink with chrome mixer tap over. Integrated dishwasher, fridge and separate freezer, AEG oven, AEG gas hob with stainless steel extractor hood over. Solid wood flooring . Recessed downlights.

**Access Into The Formal Dining Room**

11'5" x 11'2"

Having a UPVC double glazed window to the side aspect and UPVC double glazed French patio doors with access to the patio and garden area with UPVC double glazed windows to each side. Solid wood flooring. Double radiator.

**Living Area**

11'8" x 10'5"

Having a UPVC double glazed window to the front and side aspect. Double radiator. Solid wood flooring.

**Utility Room**

5'5" x 6'1"

Having a UPVC double glazed window to the side aspect and a composite door with access to the garden. Comprising of range of wall cupboard and base units with granite work surfaces over with matching up stands incorporating a stainless steel sink with chrome mixer tap over. Space and plumbing for washing machine. Double radiator. Solid wood flooring.

**Downstairs Cloakroom**

6'3" x 2'11"

Having a two piece suite featuring a pedestal wash hand basin with chrome mixer tap over, WC with push flush. Double radiator. Solid wood flooring . Recessed downlights. Extractor fan.

**First Floor Landing**

Having access to the formal bedrooms and bathrooms. Access to the loft. Double radiator. Storage cupboard housing the boiler.

**Master Bedroom**

11'1" x 11'5"

Having a UPVC double glazed window to the rear aspect. Double radiator. Access into the -

**Dressing Room**

9'6" x 4'5"

Bespoke fitted mirrored sliding wardrobes. Recessed spotlights. Access to the ensuite.

**En-Suite**

6'2" x 7'8"

Having a UPVC double glazed obscure window to the side aspect. Comprising of a Roca three-piece suite. Featuring a double width shower cubicle with separate rainfall showerhead over, wall mounted Roca wash hand basin with chrome mixer tap over, Roca WC with push flush. Chrome heated towel rail. Fully tiled walls and floor. Recess downlights. Extractor fan.

### **Bedroom Two**

11'5" x 11'4"

Having UPVC double glazed French doors with access onto a Juliet balcony with UPVC double glazed windows to the side. Bespoke fitted mirrored sliding wardrobes. Access to the ensuite.

### **En-Suite**

7'3" x 4'6"

Having a UPVC double glazed obscure window to the front aspect. Comprising of a three-piece suite featuring a double width shower cubicle with power shower over, Roca wall mounted wash hand basin with chrome mixer tap over, Roca WC with push flush. Chrome heated towel rail. Fully tiled walls and floor. Extractor fan. Recessed downlights.

### **Bedroom Three**

10'4" x 8'9"

Having a UPVC double glazed window to the front and side aspect. Double radiator.

### **Bedroom Four**

11'5" x 9'5"

Having a UPVC double glazed window to the rear aspect. Fitted mirrored sliding wardrobes. Double radiator.

### **Family Bathroom**

10'4" x 6'8"

Having a UPVC obscure double glazed window to the side aspect. Comprising of a four piece suite featuring a double width separate shower cubicle with power shower over, panel bath with chrome mixer taps over, Roca wall mounted wash hand basin with chrome mixer tap over, Roca WC with push flush. Chrome heated towel rail. Recessed downlights. Extractor fan. Fully tiled walls and floor.

### **Detached Garage**

21'6" x 20'3"

Having 2x up and over doors. Power and lighting. Space for tumble dryer and fridge freezer.

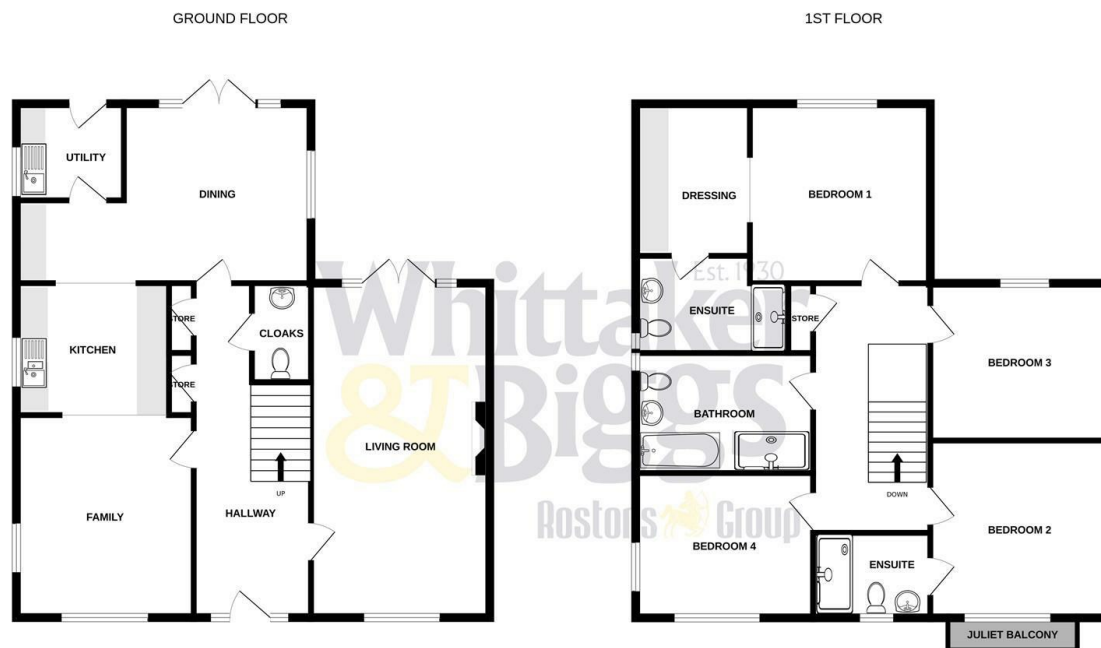
### **Externally**

To the front of the property access is via private gates - Resin driveway providing ample off-road parking for several vehicles.

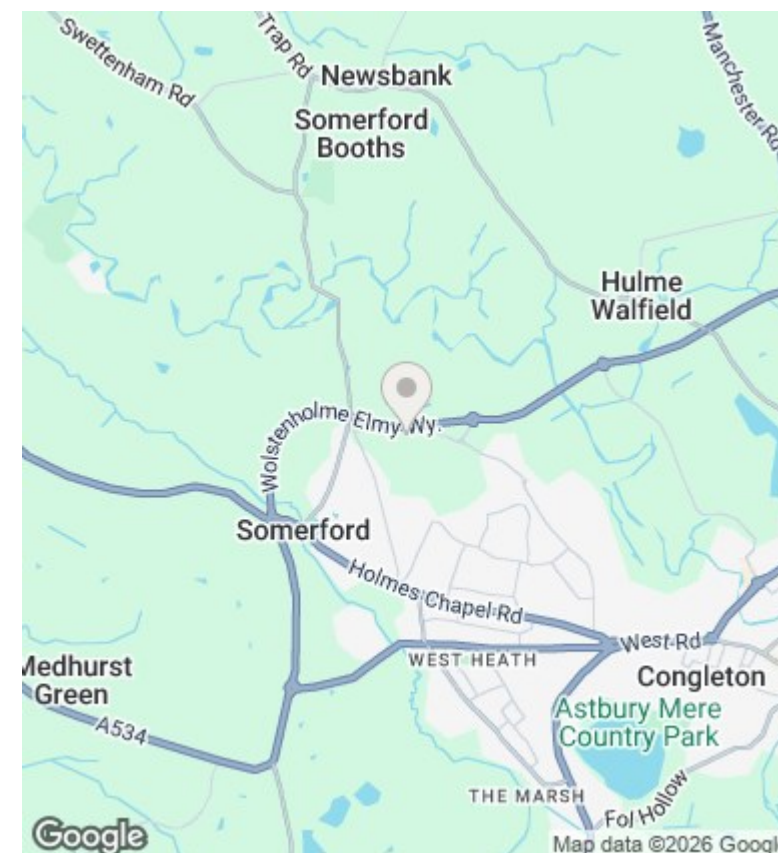
To the rear of the property there is a landscaped garden and patio area. Defining the property boundaries is a brick wall and planted trees.







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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## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC