



49 Obelisk Way, Congleton, CW12 4FY

£380,000

- Immaculately Presented Four Bedroom Detached Family Residence
- Modern Kitchen With Granite Worktops
- Family Bathroom
- Close Proximity To Local Amenities & Astbury Mere Country Park
- Highly Regarded Woodlands Development
- Defined Utility Area & Downstairs Cloakroom
- Integral Garage & Private Off Road Parking
- Two Well Proportioned Reception Rooms
- Master Bedroom With En-Suite Facilities
- Air Source Heat Pump & EV Charging Point Included

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NEW INSTRUCTION

Situated on the highly regarded Woodlands development, this attractive four-bedroom detached family home occupies a desirable position on Obelisk Way. The location is particularly popular with families, offering convenient access into Congleton town centre, the nearby retail park and the well regarded Orange Tree Bistro, which sits on the fringe of the development and adds to the lifestyle appeal of the area.



Council Tax Band: D



The property itself offers well balanced and thoughtfully arranged accommodation throughout. On the ground floor, a spacious lounge provides a comfortable and welcoming living space, with the added benefits of double doors opening into a separate dining room, creating an excellent layout for both everyday family life and entertaining. The on-trend kitchen is fitted with granite worktops and integral appliances, there is defined utility area which adds valuable practicality and there is also a convenient ground floor cloakroom for your comfort and ease.

To the first floor, there are four good-sized bedrooms, including a master bedroom with en-suite shower room, along with a well-appointed family bathroom serving the remaining bedrooms. The accommodation is well proportioned and ideally suited to modern family living.

The property further benefits from a number of forward-thinking features, including an air source heat pump and an electric vehicle charging point, appealing to buyers seeking improved energy efficiency and future-proofed living. Externally, there is a generous driveway providing ample off-road parking, an integral garage, and a private rear garden offering an excellent outdoor space for relaxation, entertaining or family use.

Overall, this is a well-presented and energy-efficient detached home in a sought-after residential location, combining space, practicality and modern convenience.

An early viewing is highly recommended to fully appreciate the accommodation, setting and lifestyle on offer.

Entrance Hall

Having a UPVC double glazed front door to the front aspect and a UPVC doubled glazed window to the side - Access into the hallway, stairs to the first floor landing. Wood effect laminate flooring.

Lounge

15'5" x 10'6"
Having a UPVC double glazed walk-in bay window to the front aspect. French glazed doors with access to the dining room.
Feature fireplace housing a pebble affect electric fire with marble effect mantle surround and hearth Two double radiators.
Coving to ceiling.

Dining Room

11'11" x 8'7"
Having a UPVC double glazed French doors with access to the patio area with UPVC double glaze windows to the side. Having French doors with access into the lounge. Double radiator. Coving to ceiling

Kitchen

12'6" x 8'7"
Having a UPVC double glaze window to the rear aspect with views of the gardens.
Comprising of a range of wall cupboard and base units with granite work surfaces over with matching up stands incorporating a stainless steel one and a half bowl sink. double oven, gas hob with stainless steel extractor hood over, space and plumbing for American style fridge freezer, integrated dishwasher. Under counter lighting. Wall mounted double radiator. Wood effect laminate flooring.
Access into the utility area-

Utility Area

5'5" 5'4"
Having a double glazed door with access to the garden and patio area.
Comprising of a range of wall cupboard and base units with granite work surfaces over with matching upstands. Space and plumbing for washing machine and tumble dryer.
Wood effect laminate flooring.

Downstairs Cloakroom

5'8" x 2'7"
Comprising of a two piece suite featuring a corner wall mounted wash and basin with chrome taps over, tiled splashback. Radiator. Wood effect laminate flooring. Extractor fan.

First Floor Landing

Access to the loft is via an expandable ladder and is fully boarded.
Cupboard housing the water tank.

Bedroom One

13'5" x 11'2"
Having a UPVC double glazed window to the front aspect. Double radiator.
Two double fitted wardrobes.
Access to -

En-suite

7'5" x 4'6"
Having a UPVC double glazed obscure window to the side aspect.
Comprising of a three-piece suite featuring of a shower cubicle with power shower over, pedestal wash hand basin with chrome mixer taps over, Tile splashback. WC with push flush.
Double radiator. Recessed spotlights. Extractor fan. Wood effect vinyl flooring.

Bedroom Two

12'5" x 10'11"
Bedroom 2

3.68 x 3.68

Having teatime UPVC double glaze windows to the front aspect. Two times double radiators. Double fitted wardrobe in the recess. Access into a handy storage cupboard.

Bedroom Three

9'3" x 9'1"

Having a UPVC double glazed window to the rear aspect with views of the garden. Double radiator.

Bedroom Four

9'0" x 6'6"

Having a UPVC double glazed window to the rear aspect with views of the garden. Double radiator.

Hard wired internet with cat 6.

Family Bathroom

6'6" x 6'4"

Having a UPVC double glazed obscure window to the rear aspect.

Comprising of a three-piece suite featuring a panel bath with chrome mixer taps and shower attachment over, pedestal wash hand basin with chrome mixer taps over, WC. Partially tiled walls. Wood effect vinyl flooring.

Double radiator. Extractor fan.

Garage

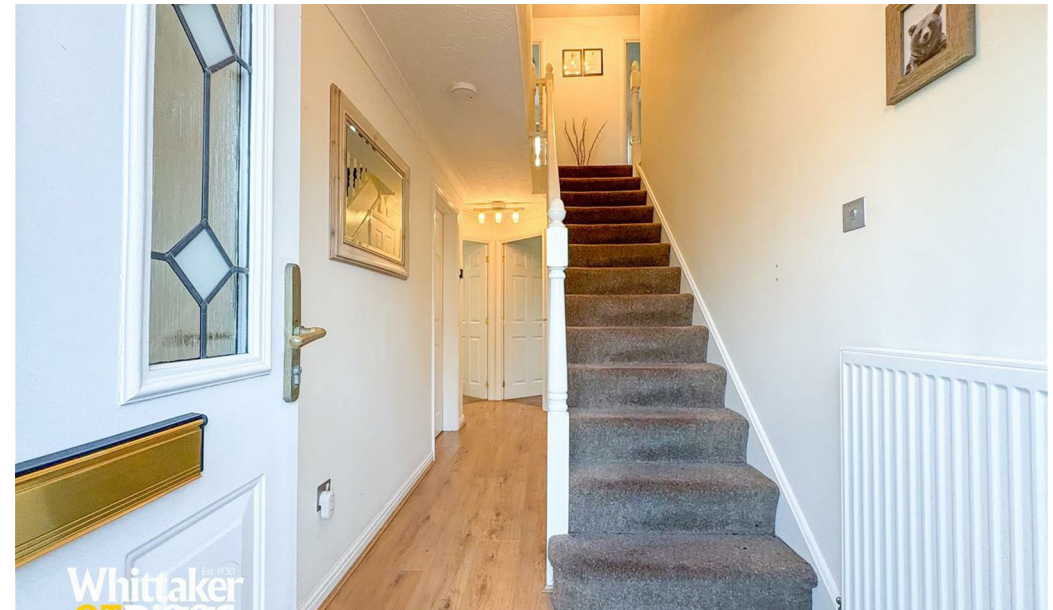
14'1" x 8'3"

Having an up and over door - power and lighting.

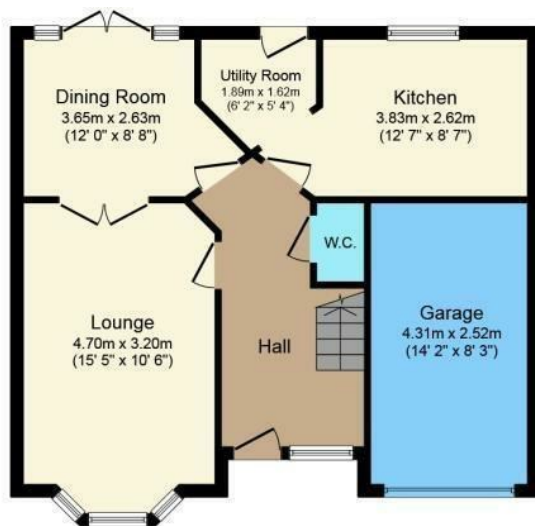
Externally

To the front of the property there is a tarmac driveway providing parking for vehicles.

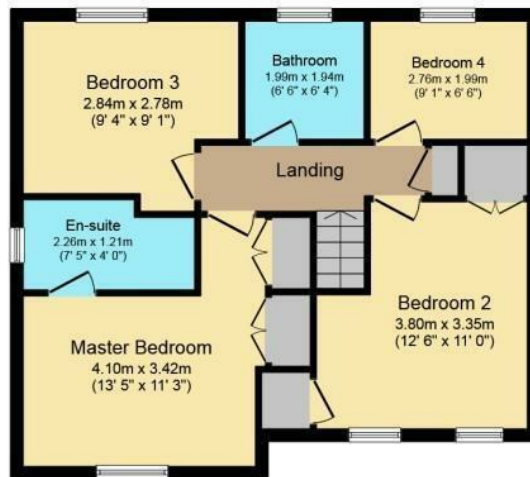
To the rear of the property there is a lawned garden and patio area offering a good degree of privacy.



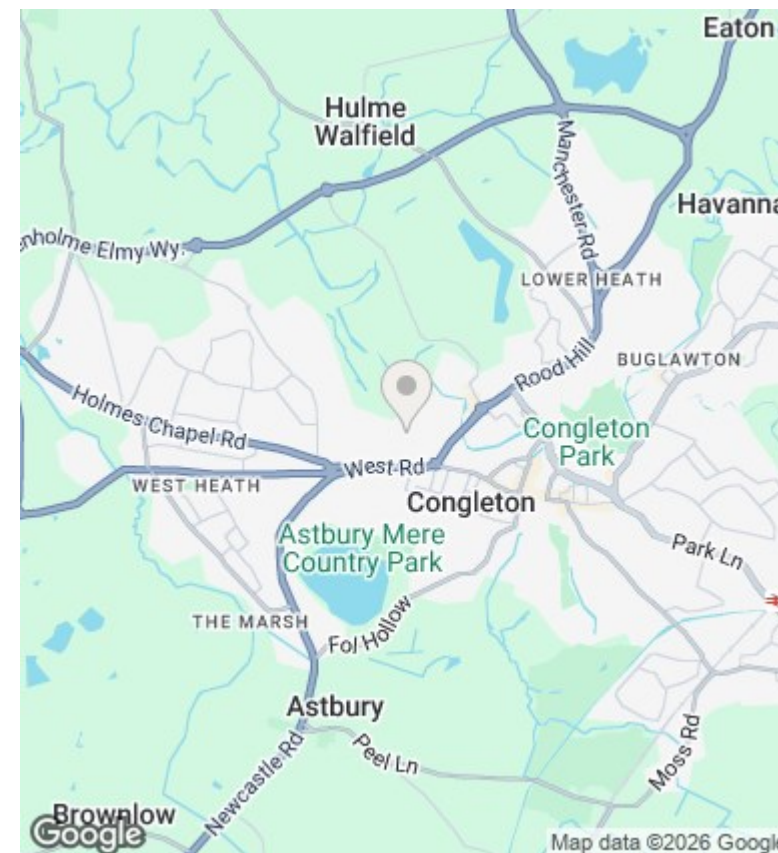




Ground Floor



First Floor



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC