



236 Congleton Road North

Scholar Green, Staffordshire, ST7 3HQ

Offers over £650,000

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"Luxury must be comfortable, otherwise it is not luxury" ~ Coco Chanel

This stunning five-bedroom executive new build offers space, style and comfort in equal measure. Featuring a fabulous open-plan dining kitchen with Neff appliances, two en-suites, underfloor heating and an integral double garage. Enjoy a spacious lounge, large private garden and a premium finish throughout – the perfect forever home for modern family living.



Denise White Estate Agents Comments

This outstanding five-bedroom detached new build offers executive living at its finest, combining contemporary design with luxurious finishes throughout. Set within a exclusive development of just two new homes, the property boasts generous proportions, high-end features and an attention to detail that sets it apart.

Step inside to a welcoming Entrance Hall, from which an oak and glass staircase climbs to the First Floor and oak doors lead on to the Lounge, Dining Kitchen and Integral Garage. The Lounge is positioned to the front of the property; a spacious room with a classic bay window, allowing natural light to flood in. To the rear, a show-stopping Dining Kitchen forms the heart of the home – beautifully fitted with painted wooden units, sleek quartz work surfaces and premium 'Neff' integrated appliances. Ideal for entertaining and everyday family life, this space flows effortlessly onto the garden through imposing bi-fold doors which seamlessly blend internal living with the great outdoors. A separate utility room and a downstairs WC add convenience and practicality, with underfloor heating throughout the ground floor enhancing comfort.

Upstairs, five well-proportioned double bedrooms provide plenty of room for a growing family. The Principle Bedroom benefits from a spacious Dressing Room and En-Suite Shower Room, positioned to the front of the property adjacent to Bedroom Two, which also features an En-Suite Shower Room, while a chic family bathroom serves the remaining bedrooms.

Outside, the property enjoys a large enclosed rear garden with a spacious patio and lawn – perfect for outdoor dining and play. A driveway and an integral double garage which features an electric car charging point, complete the picture of a truly exceptional family home.

Located in a well established and highly regarded residential area, within easy reach of local shops, schools and amenities, and with excellent road links to the Market Town of Congleton, Sandbach, Stoke on Trent and M6 Motorway Junction 16.

Entrance Hall 6'2" max x 14'11" (1.88 max x 4.55)

Composite entrance door to the front aspect. Stairs off leading to the first floor. Internal door leading to the integral double garage. Underfloor heating. Ceiling light. Under stairs storage. Doors leading into:-

Lounge 19'5" x 12'11" (5.94 x 3.94)

Underfloor heating. uPVC bay window to the front aspect. Ceiling light.

Dining Kitchen 30'7" x 11'3" (9.34 x 3.44)

Fitted with a range of high quality 'Howdens' wall and base units with quartz work surfaces over incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Integrated 'Neff' appliances including a five ring gas hob with extract over, double electric oven and microwave. Space for American style fridge freezer. LVT herringbone flooring with underfloor heating. Bi-fold doors leading to the rear garden. uPVC window to the rear aspect. Ceiling spotlights. Door leading into:-

Utility Room 7'4". 6'0" (2.26. 1.85)

Fitted with high quality 'Howdens' wall and base units with quartz worksurface over. Plumbing for automatic washing machine. Space for condensing tumble dryer. Tiled flooring with underfloor heating. Composite door to the side aspect. Ceiling light. Door leading into:-

WC 6'0" x 4'8" (1.84 x 1.44)

Fitted with a back to wall WC and wall mounted wash hand basin. Tiled flooring with underfloor heating. Part tiled walls. Obscured uPVC window to the rear aspect. Ceiling light.

First Floor Landing

Feature oak and glass balustrades. Radiator. Airing cupboard off housing the hot water cylinder and providing ample storage. Two ceiling lights. uPVC window to the front aspect. Loft access. Doors leading into: -

Bedroom One 16'4" x 9'6" (4.98 x 2.92)

Radiator. uPVC window to the front aspect. Ceiling light. Doors leading into: -

Dressing Room 7'11" x 7'6" (2.43 x 2.30)

Radiator. Ceiling light.

Ensuite 8'8" max into shower x 5'8" max (2.66 max into shower x 1.75 max)

Fitted with a walk-in shower with drencher showerhead, back to wall WC and wall mounted wash hand basin. Fully tiled walls. Wall mounted heated towel rail. Ceiling light. Obscure uPVC window to the side aspect.

Bedroom Two 12'11" x 11'8" (3.95 x 3.58)

Radiator. uPVC window to the front aspect. Ceiling light. Door leading into: -

Ensuite 8'9" max into shower (2.69 max into shower)

Fitted with a sweet comprising of double shower cubicle with drencher showerhead, back to wall WC and wall mounted wash hand basin. Herringbone style vinyl flooring. Fully tiled walls. Obscured uPVC window to the side aspect. Wall mounted heated towel rail. Ceiling spotlights.

Bedroom Three 11'3" x 10'0" minimum (3.44 x 3.06 minimum)

Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Four 13'1" max x 8'10" extending to 12'1" max (4.01 max x 2.71 extending to 3.70 max)

Radiator. uPVC window to the rear aspect. Ceiling light.

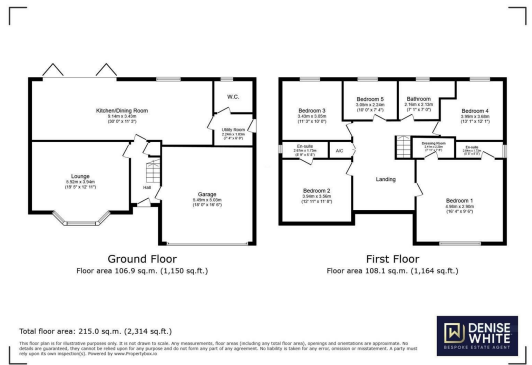
Bedroom Five 10'0" x 7'11" (3.05 x 2.43)

Radiator. uPVC window to the rear aspect. Ceiling light.

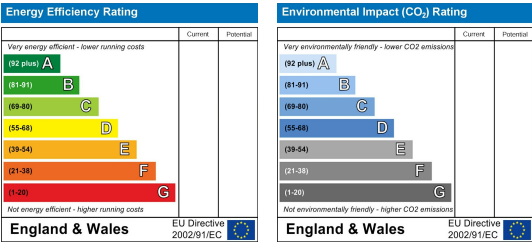
Area Map



Floor Plans



Energy Efficiency Graph



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