



## 16 Tudor Way, Congleton, CW12 4AS

**Guide price £500,000**

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

\*\* GUIDE PRICE £500,000 TO £525,000 \*\*

"Where town and country meet, life finds its perfect balance" ~ Anonymous

A beautifully presented four-bedroom executive detached family home, ideally positioned within a quiet and sought-after area of the market town of Congleton. Offering spacious and versatile accommodation, the property has been thoughtfully updated and meticulously maintained, featuring a modern fitted kitchen, multiple reception rooms and a double garage, all complemented by a private rear garden—perfect for modern family living.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

## Denise White Estate Agents Comments

Set within a quiet street in a highly regarded residential location in Congleton, this executive detached family home has been impeccably maintained by the current owners, offering spacious and well-balanced accommodation ideally suited to modern family living.

A welcoming entrance hall welcomes you to the property, with stairs rising to the first floor and access leading to the Lounge, Kitchen and Downstairs WC. The Lounge is positioned to the front aspect and provides a generous and inviting living space, centred around a charming inglenook-style fireplace. Double doors open through to the Dining Room, creating a wonderful flow for both everyday living and entertaining. The Dining Room, in turn, leads seamlessly to the Kitchen and benefits from sliding patio doors opening onto the rear garden.

The Kitchen overlooks the garden and has been recently refitted with a stylish range of modern units, complemented by integrated appliances and a breakfast bar, ideal for informal dining. A useful Utility Room sits just off the Kitchen, providing additional storage and workspace, and leads through to a further versatile reception room, perfectly suited as a Study, Snug or Playroom.

To the First Floor, the Principal Bedroom is positioned to the front aspect and benefits from built-in wardrobes and an En-Suite Shower Room. There are Three further well-proportioned Double Bedrooms, all served by a spacious and well-appointed Family Bathroom.

Externally, the property continues to impress. A driveway provides off-road parking for two to three vehicles and leads to an attached double garage. To the rear, the garden offers a private and enclosed setting, laid mainly to lawn and bordered by mature trees and shrubs—creating an ideal space for both relaxation and family enjoyment.

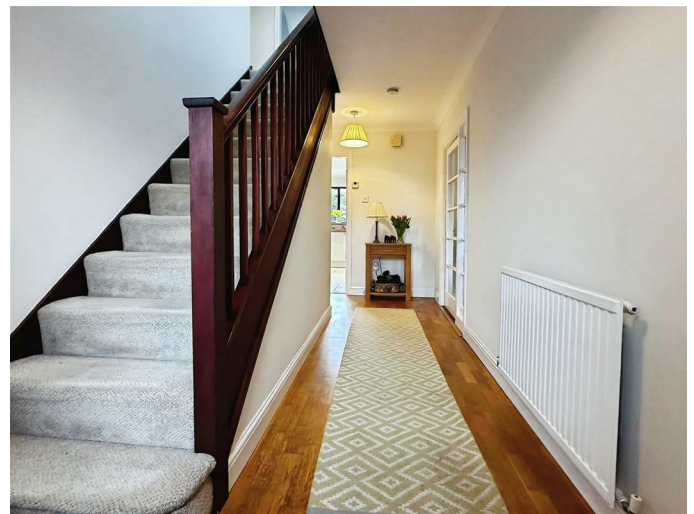
## Location

Congleton is a charming and well-connected market town in Cheshire, offering an excellent balance of countryside living and modern convenience. Surrounded by scenic landscapes and green spaces such as Astbury Mere Country Park and Congleton Park, it provides an ideal setting for an active, outdoor lifestyle.

The town centre features a wide range of shops, cafés, restaurants and everyday amenities, while well-regarded schools and strong transport links—including rail services from Congleton railway station—make it particularly appealing to families and commuters.

Overall, Congleton offers a superb blend of character, convenience and community, making it a highly desirable place to live.

## Entrance Hall



Wooden flooring. Radiator. Obscured uPVC window. Stair access leading to first floor accommodation. Ceiling light.

## WC

7'2" x 4'2" (2.19 x 1.29 )



Tiled flooring. WC. Wash hand basin. Radiator. Ceiling light.

## Lounge

18'2" x 12'7" (5.55 x 3.84)



Fitted carpet. Wall mounted radiator. Gas fire. uPVC bay window to the front aspect. Double doors leading to dining room. Wall lights. Ceiling light.

## Dining Room

11'8" x 10'7" (3.58 x 3.23)



Fitted carpet. Radiator. uPVC sliding doors leading to outside. Wall lights. Ceiling light.

## Kitchen

13'1" x 12'9" (3.99 x 3.90)



Recently fitted with a range of modern shaker style wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Integrated four ring induction hob with extractor over, single electric oven, microwave, fridge freezer and dishwasher. Breakfast Bar. Tiled flooring. Radiator. uPVC window to the rear aspect. Ceiling Spotlights. Door leading into:-

### Utility Room

9'8" x 7'3" (2.96 x 2.21)



Fitted with a range of wall and base units with work surfaces over incorporating a sink and rainer unit with mixer tap. Tiled flooring. Radiator. Obscured uPVC window. Access to outside. Ceiling light. Door leading into:-

### Office/Playroom

11'8" x 9'6" (3.56 x 2.90)



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

### First Floor Landing



Fitted carpet. Radiator. uPVC Velux window. Ceiling lights. Loft Access. Doors leading into:-

### Bedroom One

13'1" x 11'6" (4.00 x 3.53)



Fitted carpet. Radiator. Fitted wardrobes with sliding doors. Access to En-Suite. uPVC window to the front aspect. Ceiling light.

### En-suite shower room

9'3" x 6'1" (2.84 x 1.86)



Fitted carpet. WC. Pedestal style wash hand basin. Radiator. Shower cubicle. Electric shower. Obscured uPVC window. Inset spotlights.

### Bedroom Two

13'1" x 11'10" max ext to window (4.00 x 3.61 max ext to window)



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

### Bedroom Three

13'1" x 11'10" max ext to window (4.00 x 3.61 max ext to window)



Fitted carpet. Radiator. uPVC window to the front aspect. Ceiling light.

### Bedroom Four

12'10" x 12'6" max ext to window (3.93 x 3.82 max ext to window)



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

## Bathroom

11'8" x 7'9" (3.57 x 2.37 )



Tiled flooring. WC. Bath. Wash hand basin. Shower cubicle. Shower attachment. Heated towel rail. Obscured uPVC window. Ceiling light.

## Outside



To the front of the property there is a driveway providing off road parking for two to three vehicles with an electric car charging point, sitting alongside a lawned garden area and leading to an attached double garage. Gated access to the side of the property leads to the rear garden.

## Double Garage

17'1" x 16'3" (5.22 x 4.97 )

Up and over door to the front aspect. Power and light. Wall mounted gas central heating boiler.

## Garden



To the rear, the property enjoys a delightful private and enclosed garden, providing a peaceful retreat ideal for both relaxation and entertaining. Laid predominantly to lawn, the garden is beautifully framed by well-established shrubs, offering a good degree of privacy. There is ample space for outdoor dining, children's play and enjoying the warmer months, making it a wonderful extension of the living accommodation.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Cheshire East Council Band F

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

## WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you

an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need a Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **Buyer ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

# Floor Plan

Approx Gross Internal Area  
195 sq m / 2104 sq ft

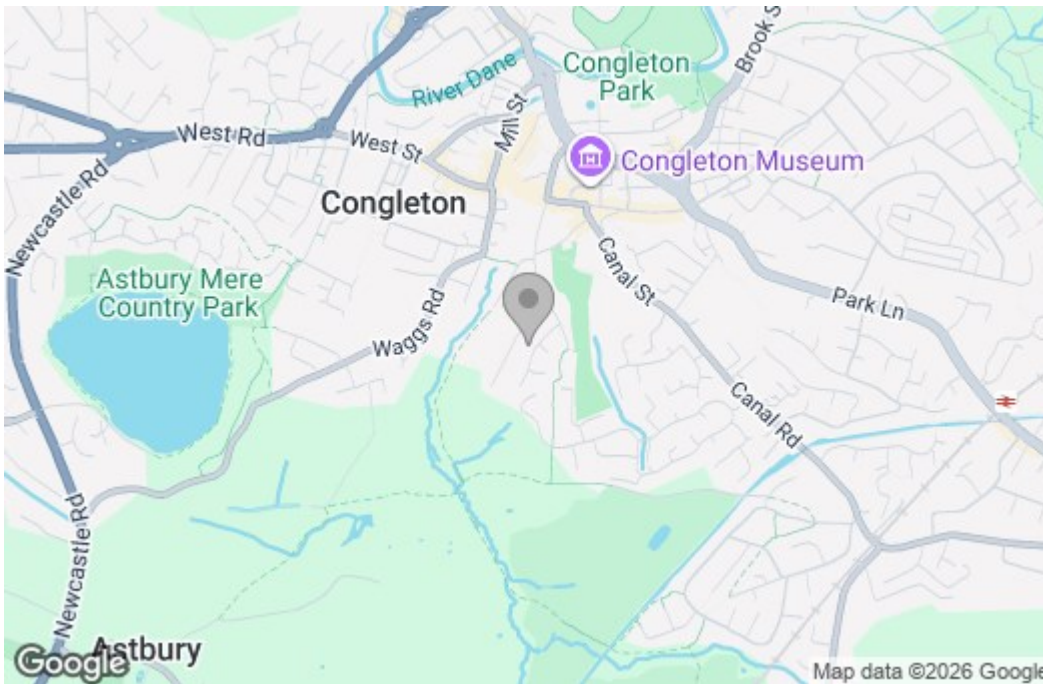


Ground Floor  
Approx 110 sq m / 1184 sq ft

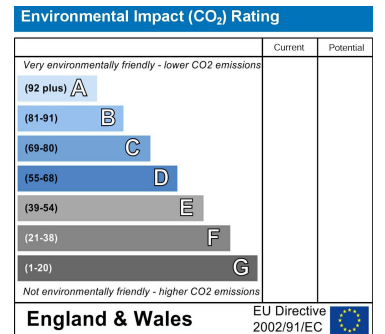
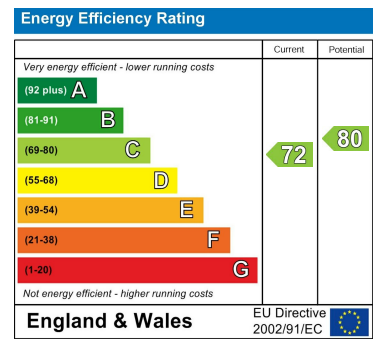
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk