PLOT 2, WATERS EDGE

MOSS LANE, BRERETON HEATH

gleave homes
traditional aspects with contemporary living

JACKSON-STOPS

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A STUNNING FIVE BEDROOM, THREE BATHROOM, NEWLY CONSTRUCTED HOUSE IN AN EXCLUSIVE DEVELOPMENT OF JUST SIX HOUSES, ACCESSED OFF A PRIVATE ROAD

ACCOMMODATION IN BRIEF

- 2,296 sq ft (213.3 sq m) gross external floor area
- Galleried entrance hall
- WC
- One reception room
- Kitchen open-plan to the breakfast and family rooms
- Utility room
- Five bedrooms (two en suite)
- Bedroom five/master dressing room
- Family bathroom
- Integral single garage and ample parking
- Landscaped gardens to front and rear

DESCRIPTION

Plot 2 is the second house on your right when entering this exclusive development of just six properties. The plot is accessed off a private road and backs onto pretty woodland and natural ponds. The handsome exterior is only mirrored by the wonderful, high specification interior, with a layout ideal for modern family living. The house has been designed to a very high specification with no detail overlooked.

Double oak doors lead to a galleried entrance hall with separate WC off. The galleried entrance hall leads to the spacious formal siting room to the rear of the house with French doors opening to the stone terrace. The entrance hall also leads to the kitchen/breakfast/family room. The breakfast room provides an informal dining area, which is open-plan to the large kitchen with breakfast bar, which in turn is open-plan to the family room with sliding doors to the rear terrace and garden. There is a good sized utility room accessed from the family room, with a door to the rear gardens. To the right of the entrance hall is the integral single garage.

The first floor has five generously proportioned bedrooms, two of which are en suite, the remaining bedrooms served by a beautiful family bathroom. Bedroom five can be accessed from either the landing or the master suite to create a large dressing room.

SPECIFICATION

- Natural stone bay window and detailing
- Rational kitchen with integrated Neff appliances and quartz worktop
- Laufen and Hansgrohe bathroom suites
- Porcelanosa bathroom and floor tiles
- LPG gas fired central heating with underfloor heating to the ground floor
- Timber windows throughout with an oak front door
- Full fibre broadband to the door (FTTP)
- Aluminium sliding doors in the family room
- CAT5 cabling to each room
- Master bedroom with en suite and optional dressing room
- Guest bedroom with en suite shower room
- Three additional double bedrooms with the option to change bedroom five into the master dressing room
- Master bathroom with a feature bath
- Integral single garage
- Private landscaped gardens with a stone patio and walkways
- 10 year New Homes Warranty with Premier Guarantee

GARDENS

The private road leads to the front of the house with front lawn and flower border. The majority of the gardens sit to the rear of the house, with a large Indian stone terrace providing a wonderful outside seating area with views of the good-sized lawned gardens, with a post and rail fence providing the boundary. The rear garden backs onto pretty woodland with natural ponds.

PROPERTY INFORMATION

Postcode: CW12 4SX.

Agents Notes

- Each house owner will be a director of a management company that will jointly own the communal area. The maintenance of these areas will be paid for by a service charge payable for each property.
- The room measurements have been provided by Gleave Homes and have not been verified due to COVID-19. Potential purchasers to verify room sizes before purchase.

Predicted EPC Rating: C

Services: Mains water, electricity and drainage. LPG central heating with underfloor to the ground floor.

Local Authority & Council Tax: Cheshire East Council.
Telephone: 0300 123 5500.
Tax band to be assessed.

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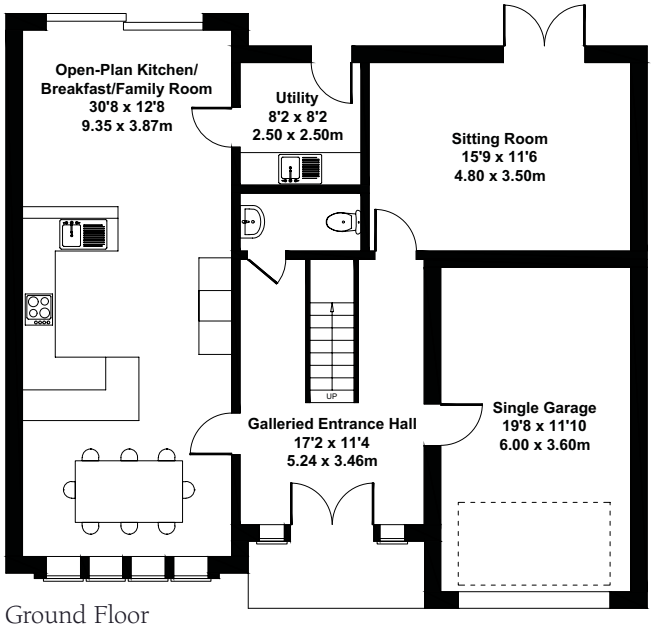
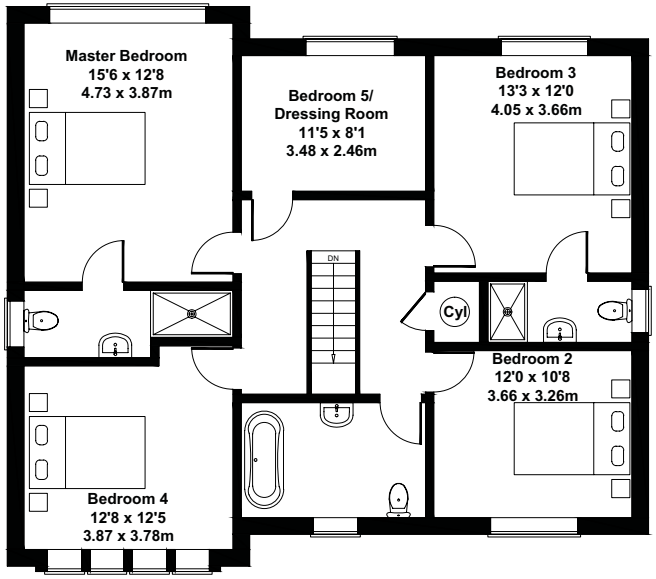
APPROX GROSS EXTERNAL FLOOR AREA 2296 SQ FT - 213.30 SQ M (EXCLUDING GARAGE)

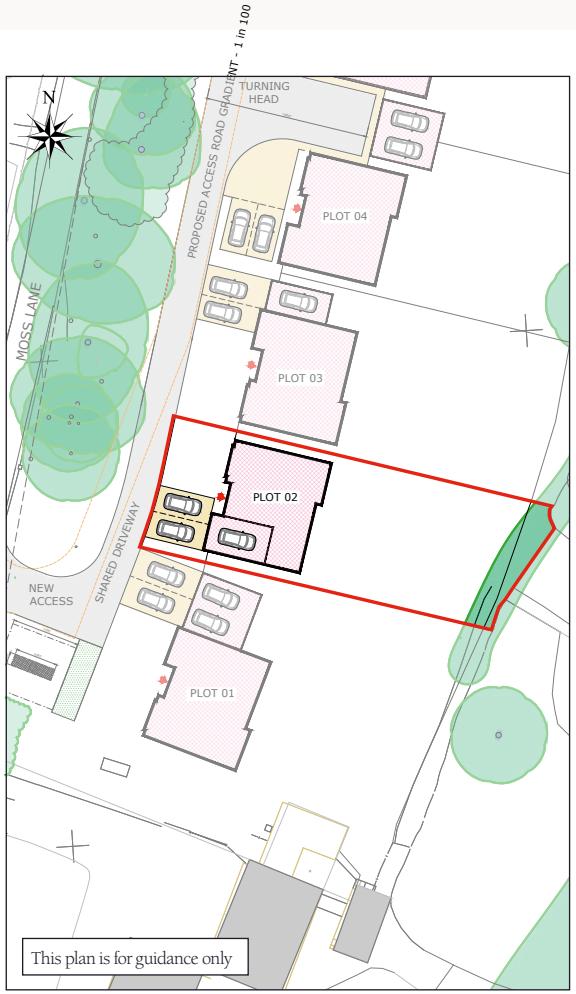


Ground Floor



First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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