



Ennerdale Drive, Congleton, Cheshire CW12 4FL.
£499,950

Whittaker ^{Est. 1930}
& Biggs

This executive detached home is truly impressive in both size & design which certainly creates an impact upon arrival. There is nothing like this on the market at present, this is a property that that one would be proud to own. The vendors have refurbished & redesigned the property from its original construction, with a no expense spared approach, that is evident throughout the property.

Boasting six bedrooms, this property is one of the largest of its type within this prestigious development.

The property is superbly appointed, being on the cusp of Astbury Mere country park, with direct access to the lake just steps away ,together with a range of independent bars, restaurants & shops, as well as highly regarded local primary & secondary schools close by, creating an ideal combination of lifestyle & family living.

As expected from a property of this calibre, there is extensive accommodation, which is not only well designed but also versatile, being able to adapt to the purchasers own requirements. Upon entering the property from the front entrance porch through to the formal dining room, you know that this property is going to be special. The dining room is perfect for formal entertaining & an alternative to the informal kitchen dining. The property also offers a rear family room/conservatory which enjoys delightful 180 degree views over the private gardens, courtesy of the double glazed windows which extend to the width of the property, exuding light in abundance in cohesion to the fully glazed apex & transparent roof. This is sure to be popular room whilst entertaining.

The kitchen is one of the many highlights of the property with feature on trend & bespoke Schuller German high gloss units, complimented by granite worktops with incorporating breakfast bar allowing seating for 4. There are top of the range integral Siemens appliances & further enhancements including Quooker boiling water tap, mirrored splash backs & illuminated lighting which creates a luxurious feel & ambience.



Lounge



Lounge



Dining Room

For convenience there is a ground floor WC. whilst adjoining the kitchen is separate utility which also replicates the quality of the kitchen.

The lounge is of a generous size with a feature open coal fireplace, window to front and sliding patio door, giving immediate access to the rear gardens.

The first floor is just as impressive, not only by virtue of its 6 fantastic sized bedrooms, but it's ability to offer alternative uses, should it's intended functionality not be required. At present the current vendors have created an impressive sized games room & a luxurious dressing room as an alternative use however they can be easily used for their original use as bedrooms and/or a home office or cinema/media room.

There are en suite facilities to the master bedroom & bedroom two which has an alternative open plan design & quality fitted bedroom furniture in addition there is also a family sized bathroom.

Externally there is an extensive tarmac driveway providing ample off road parking for several vehicles plus an integral double garage. There are professionally landscaped rear gardens with an attractive Indian stone patio area & artificial lawn, providing an ever green & low maintenance garden that can be enjoyed throughout the seasons.

The property also offers uPVC double glazing, whilst the property is warmed by a modern gas central heating system.

Astbury Mere is a worthy attraction within outstanding natural beauty throughout the seasons & comprehensive range of water sports & outdoor pursuits.

Congleton has outstanding transport and communications links:

- Immediate access to A34 and the new Congleton Link Road, providing convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.

- Congleton is a 10 minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities.

- Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations.

- The major regional rail hub of Crewe is less than 12 miles by swift main roads, and will incorporate the new HS2 line, providing London links in 55 minutes.

- Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

Front Entrance Porch

Composite door with inset leaded glazed panels.

Entrance Hallway

Having a uPVC double glazed window to side elevation, radiator, stone effect tiled flooring and doors leading off to;-

Dining Room 16' 9" x 11' 10" (5.10m x 3.601m)

Having a double glazed uPVC window to front elevation, coving to ceiling, radiator and feature American oak and glass staircase rising to first floor landing.

Lounge 20' 5" x 11' 7" (6.22m x 3.53m)



Having a double glazed uPVC window to the front elevation, two radiators and feature open fireplace with solid marble hearth and back with wooden fire surround. Double glazed uPVC sliding door leading out to the rear patio area.

Ground Floor WC

Fitted with a white suite comprising w.c, wash hand basin set within vanity unit with storage below. Solid marble walls and flooring, radiator and a double glazed uPVC obscured window to the front elevation.

Breakfast Kitchen 12' 0" x 9' 9" (3.65m x 2.97m)

Fitted with a range of cream high gloss handle-less wall and base mounted units with feature granite working surfaces with mirrored splashbacks incorporating inset Franke sink with chrome Quooker instant boiling tap over. Integrated Siemens double oven, Siemens induction hob with extractor hood over and integrated dishwasher. Good sized breakfast bar with fitted units below. Integrated fridge freezer, Karndean flooring, feature radiator and a double glazed UPVC window to the front elevation. Archway leading through to:-

Utility Room 8' 4" x 5' 10" (2.54m x 1.78m)

Fitted with a range of wall and base mounted units to match the kitchen with granite work surfaces over and mirrored splashbacks. Wine cooler. integrated washing machine. Karndean flooring, radiator, cupboard housing Baxi central heating boiler. Leading through to:-

Conservatory 18' 7" x 10' 6" (5.66m x 3.20m)

Being of double glazed uPVC construction with brick dwarf wall and triple polycarbonate roof over. Karndean flooring, ceiling fan, two wall mounted electric radiators. Door to leading through to garage and external doors to both sides leading out to the rear garden.

First Floor Landing

Extending to 21 feet in length with feature oak and glass staircase and two loft hatches providing access to the roof space. Doors off too:-

Bedroom One 12' 0" x 11' 7" (3.65m x 3.53m)

Having double glazed uPVC window to the front elevation. Single panel central heating radiator. Built in wardrobes with bedroom furniture. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points.

En Suite 9' 4" x 5' 3" (2.84m x 1.60m)

Modern white suite comprising: w.c. with concealed cistern, bidet, hand wash basin set in vanity unit and large walk-in shower cubicle with curved glass screen and thermostatic controlled shower. Double glazed uPVC privacy window to front elevation. Single panel central heating radiator and heated chrome towel radiator. Extractor fan. Shaver point.

Bedroom Two 11' 0" x 9' 2" (3.35m x 2.79m)

Double glazed uPVC windows to front and side elevation. Double panel central heating radiator. Built in bedroom furniture.

En Suite

Modern white suite comprising: w.c, pedestal hand wash basin and enclosed shower cubicle with glass screen and housing a Mira electric shower.

Bedroom Three 17' 7" x 9' 6" (5.36m x 2.89m)

Two double glazed uPVC windows to rear elevation. Double glazed window to side elevation. Double panel central heating radiator.

Bedroom Four 11' 1" x 9' 1" (3.38m x 2.77m plus door recess)

Double glazed uPVC window to front elevation. Single panel central heating radiator. Built in wardrobes.

Bedroom Five 9' 10" x 8' 2" (2.99m x 2.49m)

Double glazed uPVC window to rear elevation. Single panel central heating radiator. Built in wardrobes and desk.

Bedroom Six 8' 10" x 8' 11" (2.69m x 2.72m)

(Currently used as a dressing room.) Double glazed uPVC window to rear elevation. Single panel central heating radiator. Extensive wardrobe space.

Family Bathroom 7' 2" x 5' 5" (2.18m x 1.65m)

Double glazed uPVC window to rear elevation. Modern white suite comprising: w.c., pedestal wash hand basin and Jacuzzi style bath with mains fed shower over. Heated chrome towel radiator. Extractor fan. Airing cupboard housing hot water tank.

Integral Double Garage 18' 6" x 17' 9" (5.63m x 5.41m Internal Measurements)

Two electric up and over doors. Power and light. Double glazed privacy window to rear. 13 Amp power points. Light.

Rear Garden

Adjacent to the conservatory is a discreet paved terrace, an ideal seating area beyond which is a quality artificial lawned area with private paved terrace. Access to the front via both sides.

Notes:

Council Tax Band: E

Tenure: Freehold

EPC Rating: D

Tenure: believed to be Freehold



Bedroom One



Bedroom One En Suite



Bedroom Two En Suite



Bedroom Two



Bedroom Four



Bedroom Five



Bedroom Six



Astbury Mere



Bedroom Three



Family Bathroom



Rear Aspect



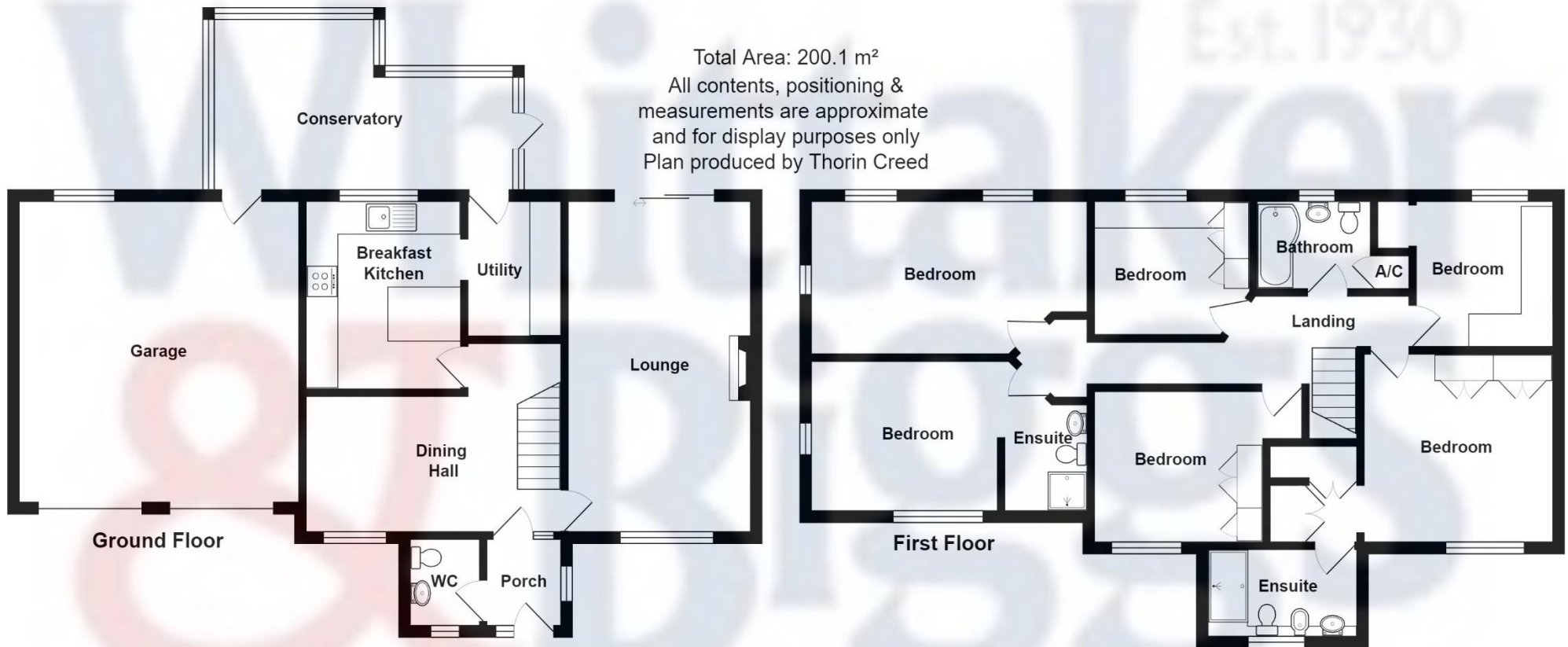
Rear Garden



Rear Garden



Front Outlook



IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agent they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in fit working order or fit for their purpose. The agent would also like to point out that the majority of the of the photographs used on their brochures are taken with non-standard lenses.

16 High Street
 Congleton
 CW12 1BD
 T: 01260 273241
 E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
 & Biggs**