



## Field View Road, Congleton, CW12 4SQ.

This delightful and perfectly proportioned three bedroom home built by reputable builders Bovis Homes benefits from off road parking for two cars and is conveniently located for Congleton town, the fantastic local high school, local primary schools and is within close proximity to West Heath shopping facilities.

To the ground floor there is modern kitchen with integral appliances, an open plan lounge/ dining area and for your convenience there is a downstairs cloakroom.

To the first floor the Master bedroom benefits from an en-suite shower room, two further bedrooms and a modern family bathroom.

This home is presented in immaculate condition and benefits from a fully enclosed and private rear garden, with an additional patio area perfect for alfresco dining during those warmer summer months.

The property is located on the cusp of the ever-popular Loachbrook Meadow development with easy access to the new link road and the superb transport links whilst also being on the doorstep of all the wonderful countryside walks including the picturesque Astbury Mere.



### Entrance Hallway

Having a modern composite front entrance door, tiled flooring, radiator. Stairs to first floor landing

### Cloakroom 6' 8" x 3' 2" (2.02m x 0.97m)

Having a UPVC obscured window to the front aspect. Comprising of a white modern two-piece suite, pedestal wash hand basin with separate mixer taps, low-level WC with push flush, tile floors, radiator.

### Lounge/Diner 16' 3" x 15' 6" (4.96m x 4.73m)

Having UPVC double glazed French doors to the rear aspect with UPVC double glazed windows to either side with access to the rear garden, two doubles and a single radiator.

### Kitchen 9' 5" x 8' 0" (2.87m x 2.44m)

Having a UPVC double glazed window to the front aspect. Comprising of a range of wall mounted cupboards and base units with work surfaces over with matching up-stands incorporating a stainless steel 1 1/2 bowl sink and drainer with chrome mixer tap over, integral fridge, freezer and oven, four ring gas hob with stainless steel extractor hood over and inset lightening, tiled flooring.

### Master bedroom 12' 9" x 10' 2" (3.89m x 3.10m)

Having a UPVC double glazed window to front aspect, fitted bespoke double wardrobe, radiator

### En-suite 6' 8" x 5' 2" (2.04m x 1.58m)

Having a UPVC obscure double-glazed window to front aspect, comprising of a white modern three-piece suite, double width shower with sliding glass doors, housing a power shower with chrome mixer taps, low-level WC with push flush, wall mounted wash hand basin with chrome mixer taps over, heated towel rail, partially tiled walls and tiled floors, extractor fan, inset lighting.

### Bedroom Two 10' 3" x 8' 10" (3.13m x 2.69m)

Having a UPVC double glazed window to rear aspect, radiator

### Bedroom Three 10' 3" x 6' 6" (3.12m x 1.97m)

Having a UPVC double glazed window to rear aspect, radiator.

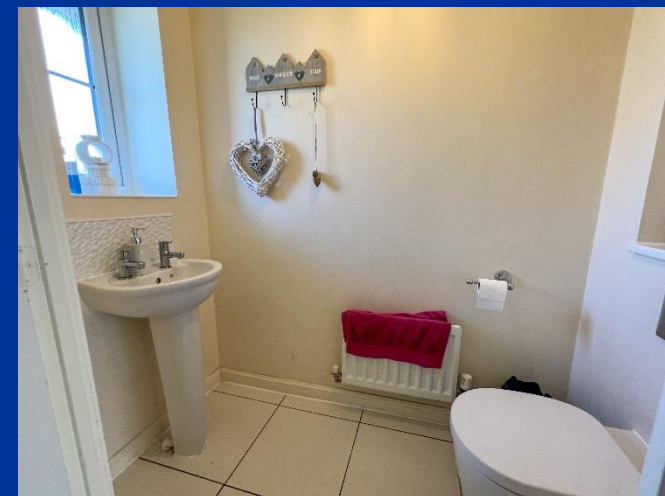
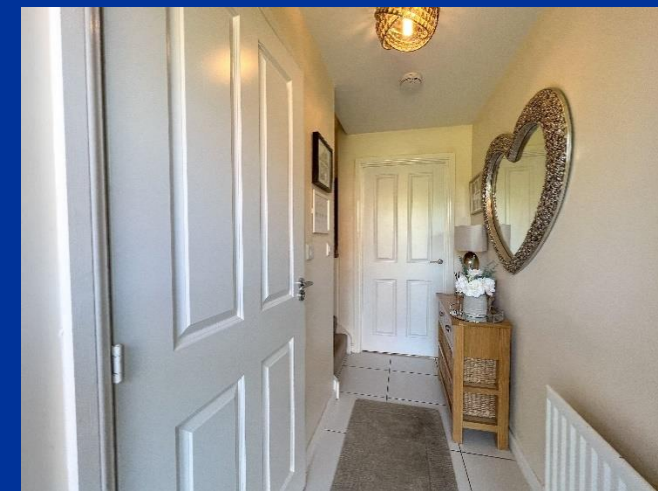
### Bathroom 6' 11" x 5' 6" (2.10m x 1.67m)

Having a white modern three-piece suite comprising of a panelled bath with separate shower over with chrome mixer taps, wall mounted wash hand basin with chrome mixer tap over, low-level WC with push flush, partially tiled walls and tiled floor, chrome heated towel rail, inset spotlights and extractor fan

Council Tax Band: C

EPC Rating: B

Tenure: believed to be Freehold





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