



The Mount, Congleton, CW12 4FD.  
£675,000

Est. 1930  
**Whittaker  
& Biggs**

# The Mount,

Congleton, CW12 4FD.

Located within one of the most sought-after select developments in Congleton. This executive five double bedroom detached family home offers extensive accommodation that will truly impress, by virtue of its generous room sizes.

Located within a privileged position of the development, tucked away offering complete privacy

Upon arrival into the property, you're sure to marvel at the impressive sized reception hall which leads to the breath-taking galleried landing, which are truly stand out features of this home.

The accommodation includes three exceptional sized reception rooms and a family sized dining kitchen with separate adjoining utility room, that allows immediate access into the double integral garage with electric remote-controlled door.

The kitchen although sizeable, offers potential to extend into the adjoining family room to create an open plan living kitchen, if desired.

In addition, there is an exceptional sized lounge and separate formal dining room which have double doors adjoining them to create an open plan feel whilst entertaining.

The five double bedrooms are complemented by two en- suites plus a superb sized family bathroom which has the benefit of both a bath and separate shower



Externally, this property certainly doesn't disappoint! The wrap around gardens are a fantastic size and offer an excellent degree of privacy. The rear of property really shows of the magnitude of this exceptional sized property.

The front driveway allows ample parking and there is also an adjoining covered carport providing additional storage.

What makes this location so desirable is its proximity to Astbury Mere country park and lake, as well as its array of prestigious neighbouring properties.

#### **Entrance Hallway**

Having **double** glazed window, radiator, coving, dado rail.

#### **Downstairs W/C**

Having low level W.C., wash hand basin, radiator, opaque double-glazed window.

#### **Dining/Kitchen 14' 10" x 13' 11" (4.51m x 4.25m)**

Excellent range of modern units comprising cupboards and drawers, granite work surfaces over incorporating inset one and half bowl sink, range cooker, integral fridge and dishwasher, TV point, coving, double glazed window, space for dining table and chairs, radiator.

#### **Lounge 16' 3" x 21' 5" (4.96m x 6.54m)**

Having two radiators, double glazed window, double glazed patio doors to garden, multi fuel stove set in feature Inglenook fireplace with oak mantle over, television aerial point, dado rail.

#### **Sitting/family room 11' 3" x 13' 11" (3.44m x 4.25m)**

Radiator, double glazed window, double glazed patio doors to garden, coving, dado rail, television and telephone points

#### **Study/ Dining Room 13' 0" x 10' 10" (3.96m x 3.31m)**

Dado rail, coving, double glazed window and double-glazed bay window.

#### **Utility room**

Fitted with a range of wall and base units, roll top work surfaces over, sink unit, plumbing for automatic washing machine, vent for tumble dryer, radiator, double glazed window, door to garden through Oak framed timber porch, door to garage.

#### **First Floor Galleried Landing**

**Loft access with fitted ladders, dado rail, coving, dado rail.**

#### **Bedroom One 15' 10" x 17' 0" (4.82m x 5.18m)**

Two double glazed windows, range of built-in wardrobes, radiator, coving, telephone point.

#### **En-suite**

Panelled bath having shower over, low level w.c., wash hand basin, radiator, opaque double-glazed window, shaver point, coving.

#### **Bedroom Two 16' 3" x 13' 11" (4.96m x 4.23m)**

Two double glazed windows, two radiators, coving, television aerial point.

#### **En-suite**

Having Shower cubicle, low level w.c., wash hand basin set in vanity unit, heated towel rail, double glazed window, coving.

#### **Dressing Room**

Having two double fitted wardrobes, access into ensuite

#### **Bedroom Three 12' 6" x 10' 3" (3.82m x 3.13m)**

Double glazed window, radiator, coving, television aerial point



**Bedroom Four** 16' 2" x 10' 10" (4.93m x 3.29m)

Double glazed window, radiator, coving, television aerial point.

**Bedroom Five** 13' 0" x 10' 10" (3.96m x 3.30m)

Double glazed window, radiator, coving, television aerial point

**Garage** 15' 10" x 17' 9" (4.82m x 5.40m)

Up and over electric door, power and light, cold water tap, modern boiler, access door to house.

**Carport**

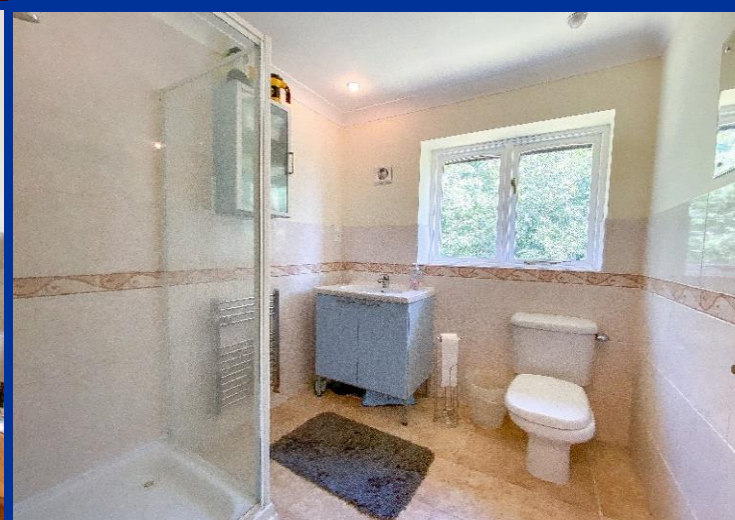
Brick built under a tiled pitched roof; this additional space is sure to come in handy.

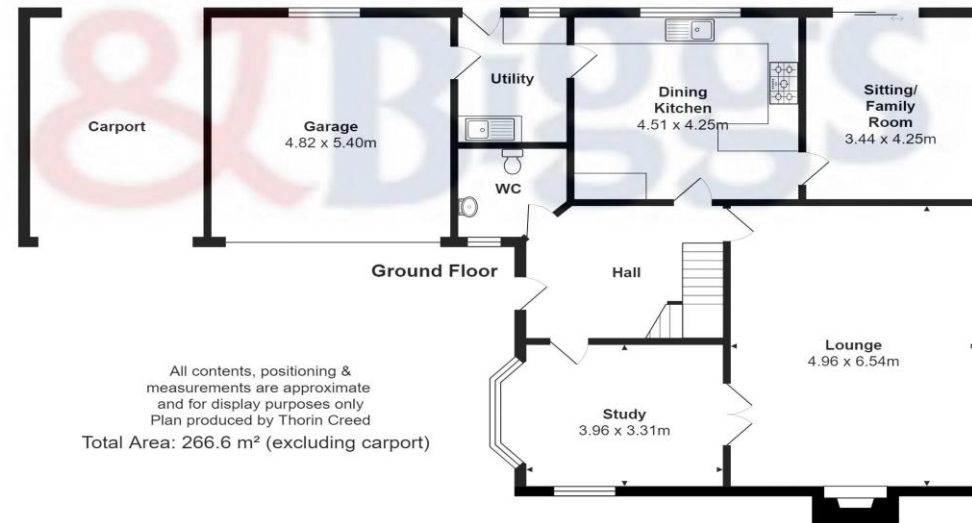
Note:

Council Tax Band: G

EPC Rating: TBA

Tenure: FREEHOLD





All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed  
Total Area: 266.6 m<sup>2</sup> (excluding carport)



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