



Kent Drive, Congleton, CW12 1SD.
£360,000

Whittaker
& Biggs
Est. 1930

Kent Drive, Congleton, CW12 1SD.

Set on a popular development and occupying a generous corner plot with a driveway providing ample off-road parking for several vehicles also having good sized gardens to the front, side and rear. This property offers spacious accommodation throughout comprising; entrance hall with cloakroom/w.c, a generous 23ft living room which is situated to the rear, a separate dining room, modern breakfast kitchen with a Range Oven, study/family room, utility room having a further porch to the rear. To the first floor there are four good sized bedrooms, master with en-suite shower room, plus family bathroom.

Externally there are well established and stocked gardens to the front with paved walkways giving access to both sides of the property, providing ideal and ample storage space. The paved driveway to the front is a good size and gives access to the large attached Double Garage, which also has the added benefit of generous eaves storage space. A good size outdoor patio seating area to the side provides ideal outdoor living space, this then continues to the rear with a further paved patio seating area and a lawned garden.



Entrance Hall

Accessed via an open canopy entrance porch with lighting, wooden front door with obscured coloured and leaded window light. Radiator, wood laminate flooring, understairs storage cupboard providing ample storage space, power point, doors through to:-

Cloakroom/W.C

Fitted with a white two piece suite comprising; pedestal wash hand basin and push button low level W.C. Radiator, wood laminate flooring, side aspect obscured double glazed window, tiled walls.

Study 8' 6" x 7' 5" (2.59m x 2.26m)

With a front aspect double glazed window, radiator, power points, dado rail.

Living Room 22' 9" x 13' 0" (6.93m x 3.96m)

With double glazed window to the side, double glazed sliding patio doors giving access to the rear garden, two radiators, power points, TV aerial point, feature stone tiled fireplace housing a coal effect gas fire with a tiled mantle display plinth. Textured ceiling and coving.

Dining Room 11' 0" x 10' 2" (3.35m x 3.10m)

With a double glazed window to the side, radiator, power points, dado rail, textured ceiling and coving, door through to the kitchen.

Kitchen 12' 10" x 10' 5" (3.91m x 3.17m)

Fitted with a modern range of wall mounted and base level units with granite effect rolled work top surfaces incorporating a one and a half bowl sink and drainer. Feature Range Master double oven and grill with a seven ring gas hob and extractor hood with lighting over. plumbing for dishwasher, mosaic style tiled walls, tiled effect flooring, front aspect double glazed window, kick panel heater, coving, power points, door through to:-

Utility Room 12' 0" x 6' 4" (3.65m x 1.93m)

Offering a range of wall mounted and base level units with wood effect rolled work top surfaces incorporating a stainless-steel sink and drainer, space for a fridge/freezer,

plumbing for a washing machine, front aspect double glazed window, tiled walls and tiled effect flooring, power points.

Rear Porch 6' 0" x 3' 7" (1.83m x 1.09m)

With double glazed window and door giving access to the garden, tiled flooring, power points and lighting.

First Floor Landing

With a side aspect double glazed window, loft access, power point, coving, doors through to:-

Master Bedroom 14' 0" x 10' 10" (4.26m x 3.30m)

With front aspect double glazed window, radiator, power points, door through to:-

En-suite Shower Room 8' 3" x 5' 4" (2.51m x 1.62m)

Fitted with a three-piece suite comprising; a double shower cubicle with integral shower, vanity wash hand basin incorporating a storage cupboard and a low level W.C. Front aspect obscured double glazed window, radiator, tiled walls, tiled effect flooring, down lights.

Bedroom Two 13' 2" x 10' 8" (4.01m x 3.25m)

With a rear aspect double glazed window, radiator, built-in storage cupboard with sliding doors providing ample storage space. power points.

Bedroom Three 13' 2" x 10' 0" (4.01m x 3.05m)

With a rear aspect double glazed window, radiator, built-in storage cupboard with sliding doors providing ample storage space. power points.

Bedroom Four 9' 6" x 7' 4" (2.89m x 2.23m)

With side aspect double glazed window, radiator, power points.

Family Bathroom 8' 3" x 6' 7" (maximum) (2.51m x 2.01m)

Fitted with a three piece suite comprising; panelled bath with a wall mounted electric shower, vanity wash hand basin incorporating a storage cupboard and a low level W.C, radiator, built-in storage cupboard, side aspect obscured double glazed window, tiled walls and tiled effect flooring.



EXTERNALLY

The front of the property offers corner plot with spacious paved driveway which provides ample off the road parking for several vehicles, this has a paved pathway which leads to the front door and to the side of the property with gated access. There are lawned garden areas with flower bed and shrub border features, paved walkways, hedgerow lined borders all providing a generous garden which is well stocked and maintained. Double Garage. To the side of the property there is spacious patio seating area with fenced borders, gated access to the side which continues to the front, raised flower bed and shrub borders, paved steps and paved walkways which lead along to the rear. At the rear of the property again there is a further spacious paved patio seating

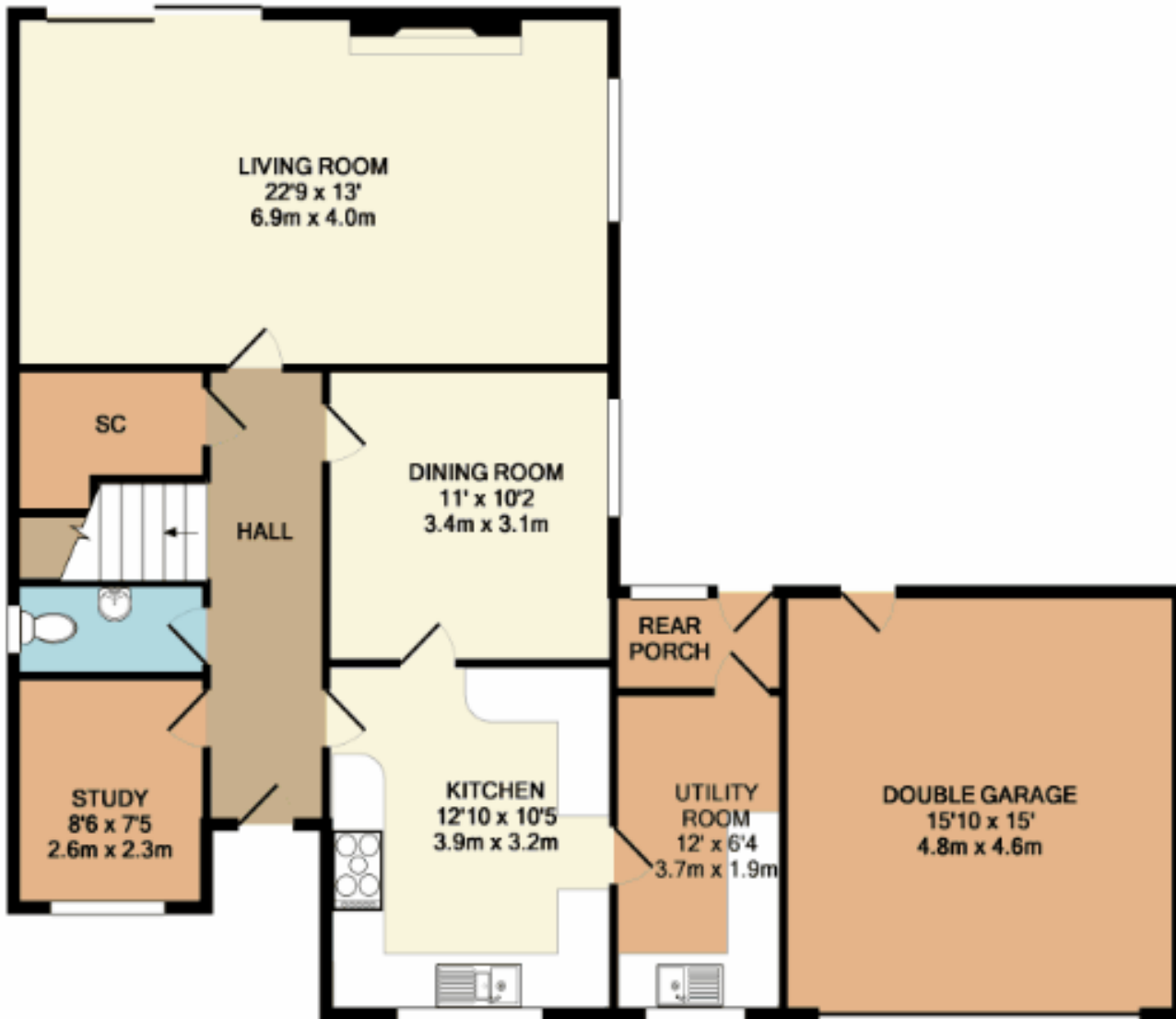
area providing ideal outdoor dining space, there is a raised lawned garden area with flower bed and shrub borders, fenced borders a wooden pergola with mature tree and an enclosed storage area ideal for housing greenhouses and storage sheds. Further paved pathways which continue to the side of the property and further gated access which continues to the front. At the other side of the property there is another paved walkway and storage area with gated access which provides again ideal storage space for garden sheds, refuse bins with walled and fenced borders and gated access to the front.

Attached Garage 15' 0" x 15' 10" (4.57m x 4.82m)

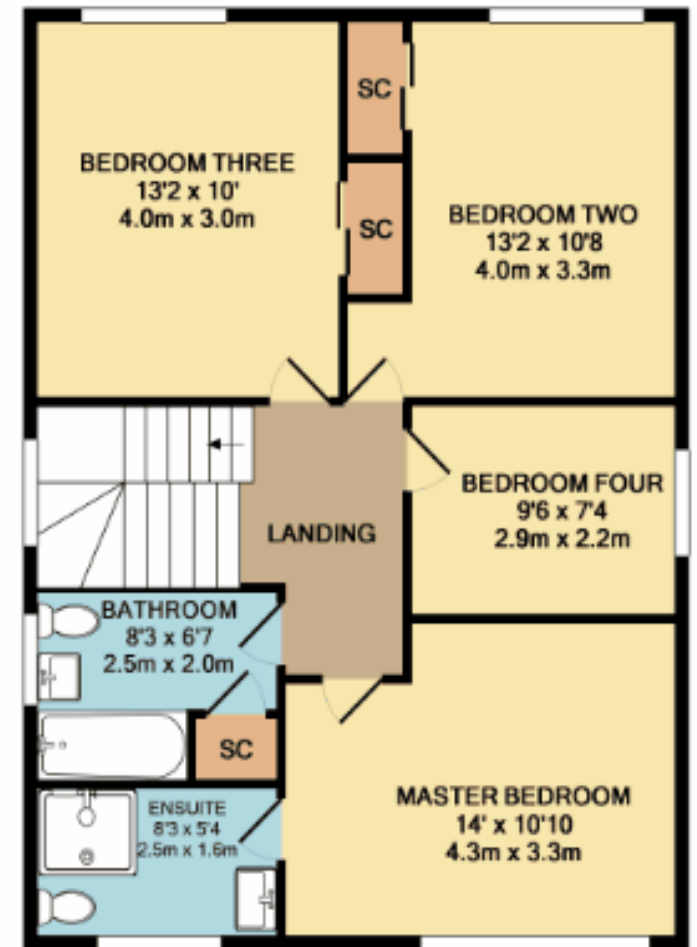
With a remote controlled electric "Up and Over" door, power points and lighting, wall mounted storage cupboards, wall mounted gas boiler, plumbing for a washing machine, ample eaves storage space.

EPC Rating D





GROUND FLOOR
 APPROX. FLOOR
 AREA 1105 SQ.FT.
 (102.7 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 712 SQ.FT.
 (66.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1818 SQ.FT. (168.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Directions

From the High Street within the town centre follow the road to the right and proceed to the traffic lights. Turn left onto Mountbatten Way, keeping to the right lane, continue over the roundabout onto Rood Hill, proceed to the traffic lights turning right and continue on Rood Hill. Take the first turning on the left into Berkshire Drive, turning left, continue along taking the first right into Kent Drive, the property can be found on the right.

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