



Ennerdale Drive, Congleton
£399,995

Whittaker Est. 1930
& Biggs

135 Ennerdale Drive, Congleton, Cheshire CW12 4FL

Sit proudly at the head of a cul de sac and found within one of Congleton's most sought after developments this spacious four bedroom detached family home offers excellent, flexible, well presented and maintained accommodation throughout. With the added benefit of occupying a generous corner plot having a spacious driveway providing ample parking for several vehicles, and gardens to the front, side, and rear with large stone paved patio seating areas ideal for family and outdoor living. This popular model provides flexible family accommodation which comprises of the reception hall, an updated cloakroom/W.C, a generous 19ft living room which leads to the conservatory. A large family/dining room provides ideal living space, with the modern breakfast kitchen and utility room both ideal for families. The first floor offers four good size bedrooms, a modern en suite shower room and three piece bathroom suite. An attached double garage provides addition parking and is also ideal, providing ample storage space.



ACCOMMODATION

Reception Hall

Accessed via the front door with obscured double glazed window lights, side aspect double glazed window, radiator, stairway to the first floor with open spindled balustrade and a handy downstairs storage cupboard.

Cloakroom/W.c.

Fitted with a modern two piece suite comprising; vanity wash hand basin with a handy storage cupboard and a chrome mixer tap and a built-in push button low level W.c. with hand storage cupboards and display shelving. Feature part tiled walls and tiled flooring, side aspect obscured double glazed window, towel radiator,

Living Room 19' 5" x 11' 4" (5.91m x 3.45m)

With front aspect double glazed window, double glazed sliding patio doors giving access to the conservatory, feature coal effect gas fire with Marble heath and stone surround. Radiators, power points. T.v. aerial point, telephone point, coving.

Conservatory 9' 10" x 9' 6" (2.99m x 2.89m)

With double glazed windows and french doors giving access to the rear garden, power points.

Breakfast Kitchen 11' 3" x 9' 5" (3.43m x 2.87m)

Fitted with a stylish range of wall mounted and base level units incorporating solid Granite work top surfaces and high gloss units, built-in Belfast style sink and drainer. Built-in Neff stainless steel electric double ovens with a five ring gas hob and a stainless steel and glass extractor hood with lighting over. Built-in dishwasher, feature tiled flooring, radiator, power points, side aspect double glazed window, under cupboard downlighting.

Utility Room 6' 10" x 6' 9" (2.08m x 2.06m)

With base level units with Marble effect rolled work top surfaces incorporating a one and half bowl sink and drainer, plumbing for a washing machine, space for an American style fridge/freezer, side aspect double glazed window, radiator, part tiled walls and feature tiled flooring, loft access, door through to the double garage.

Family/Dining Room 17' 6" x 9' 5" (5.33m x 2.87m)

With double glazed windows to the rear, radiator, power points, coving.

First Floor

Galleried Landing

With open spindled balustrade, loft access, power points, radiator

Master Bedroom 11' 4" x 9' 8" (3.45m x 2.94m)

With double glazed window to the rear, radiator, power points, T.V. aerial point.

En-suite Shower Room 7' 4" x 4' 6" (2.23m x 1.37m)

Fitted with a modern three piece suite comprising; double shower cubicle with integral shower and shower head and sliding doors, pedestal wash hand basin and a low level W.c., rear aspect obscured double glazed window, feature part tiled wall and tiled flooring, chrome heated towel rail, extractor fan.

Bedroom Two 11' 6" (max into wardrobes) x 9' 2" (3.50m x 2.79m)

With front aspect double glazed window, radiator, feature range of fitted wardrobes with mirror fronted sliding doors all providing hanging rails and ample storage shelving, power points.

Bedroom Three 10' 3" (max into alcoves) x 10' 2" (3.12m x 3.10m)

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

Bedroom Four 11' 4" (entrance alcove) x 9' 7" (narrowing to 8') (3.45m x 2.92m x 2.44m)

With front aspect double glazed window, radiator, power points, open archway giving access to the master bedroom (Bedroom Four currently used as a dressing room/study).

Family Bathroom 9' 2" x 6' 0" (max) (2.79m x 1.83m)

Fitted with a modern three piece suite comprising; a tiled panelled bath with chrome mixer taps and shower attachment, pedestal wash hand basin and a low level W.c., feature part tiled walls and tiled flooring, front aspect obscured double glazed window, chrome heated towel rail, shaver point and extractor fan, storage cupboard.

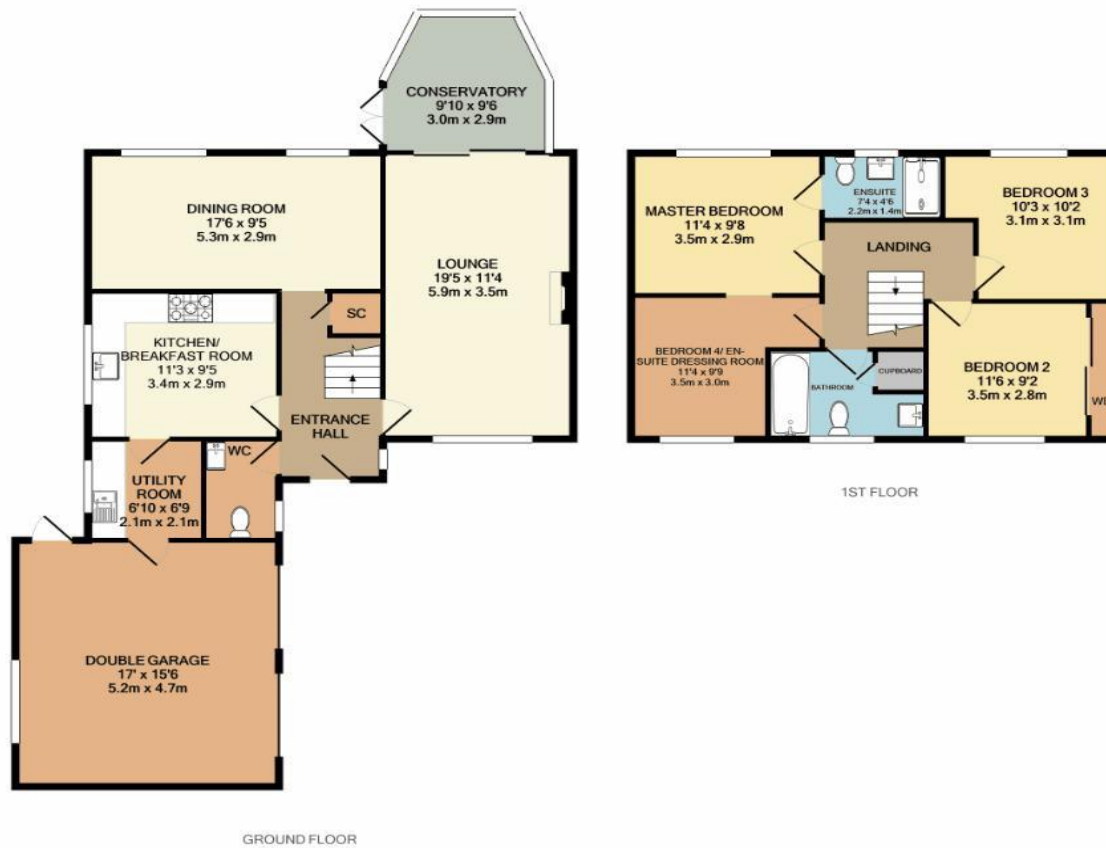
Externally

The front of the property offers driveway which offers ample off the road parking for several vehicles which gives access to the attached double garage with open plan lawned garden areas and paved walkways to both sides of the property and gated access which continues along to the side having a paved storage area and fenced borders and lawned garden area which continues along and opens up to the side with a spacious stone paved patio seating area with outside lighting. Door giving access to the double garage. The patio then continues along to the rear which has a generous garden which is laid to lawn with a further large stone paved patio and seating area, fenced and hedgerow lined borders, raised and flower bed shrub borders, external power points and lighting, the paved pathway then continues along to the side with gated access across to the otherside of the property.

Double Garage 17' 0" x 15' 6" (5.18m x 4.72m)

With twin "Up and Over" doors double glazed window to the rear and door giving access to the rear, power and lighting, an electric charge point.





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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	79

Directions

Leave Congleton on the A34 West Road, at the roundabout take the first exit off onto the A34 Newcastle Road, continue along taking the turning on the left onto Sandy Lane, and then the second left into Ennerdale Drive. Follow Ennerdale Drive along turning left and the property can be found at the head of the cul de sac.

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