



Ennerdale Drive, Congleton, CW12 4FR.
£450,000

Whittaker ^{Est. 1930}
& Biggs

Ennerdale Drive, Congleton, CW12 4FR.

A Beautifully presented four bedroom detached family home situated on one of Congleton's most sought-after developments. This well presented and maintained home comprises of an entrance hall, downstairs cloakroom for your convenience, spacious lounge, separate dining hall, a conservatory which overlooks the beautifully maintained garden, open plan dining kitchen with the added benefit of a separate utility.

To the first floor there are four double bedrooms and a family bathroom, with the master bedroom benefitting from a dressing area and ensuite shower room.

Ennerdale Drive is a prime location, with the highly regarded Primary and High Schools within close proximity and also West Heath shopping facilities, whilst also being a stone's throw away from Astbury Mere country park which certainly is a worthy attraction within outstanding natural beauty throughout the seasons and a comprehensive range of water sports & outdoor pursuits. Congleton has fantastic transport and commuter links, with 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 also has its own railway station, which is 2 miles away, and provides frequent expresses to Manchester and regular connections to Stoke on Trent and beyond.

Entrance Hallway

Having Ceramic floor tiles, uPVC double glazed front entrance door, uPVC double glazed window to side aspect. Radiator

Lounge 11' 7" x 20' 6" (3.52m x 6.24m)

Having a uPVC double glazed window to front aspect, feature fireplace with limestone surround and hearth having an inset electric feature fireplace which is controlled by an app, coving to ceiling, dado rail and two radiators.

Dining Room 8' 4" x 16' 4" (2.55m x 4.97m)

Having uPVC double glazed window to front aspect and side aspect, radiator, Coving to ceiling, dado rail and radiator.

Downstairs WC 4' 3" x 5' 3" (1.30m x 1.59m)

Having aobscured circular uPVC double glazed window to front aspect, low-level WC with push flush, vanity unit incorporating a wash basin and tiled splash backs, chrome mixer tap over, tiled floors and double radiator.

Kitchen 11' 6" x 10' 0" (3.51m x 3.04m)

Having uPVC double glazed window to the rear aspect, with a range of wood effect shaker style wall and base units with worksurface over incorporating a 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap

over, Integrated dishwasher, washing machine, Hotpoint double oven with ceramic hob with stainless steel extractor hood over, Tiled walls and ceramic tiled floors and double radiator.

Conservatory 11' 2" x 10' 3" (3.40m x 3.13m)

Having fully uPVC double glazed windows to rear and side, overlooking the rear garden, porcelain tiled floors, double radiator.

Utility Room 6' 0" x 8' 4" (1.83m x 2.55m)

Having a uPVC obscure double glazed door to rear aspect, with a range of wood effect shaker style base units with worksurface over, space for fridge freezer, space and plumbing for dryer, Valliant boiler, ceramic floor tiles.

First Floor Landing

Access to the loft

Master bedroom 11' 4" x 11' 11" (3.46m x 3.62m)

Having two uPVC double glazed windows to front aspect, with a walk-in dressing area having bespoke 2 double sliding mirrored wardrobes and radiator.

Ensuite Shower Room 5' 3" x 9' 2" (1.61m x 2.80m)

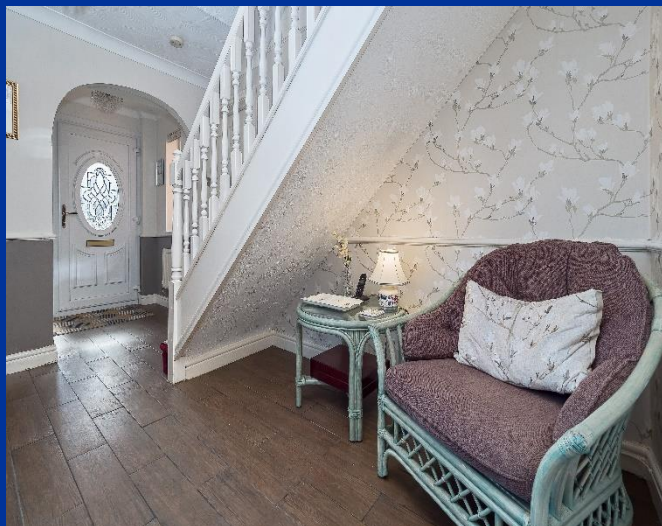
Having a uPVC obscured double glazed window to front aspect, double width shower with chrome shower attachment over, chrome mixer tap ,low-level WC, bidet with chrome mixer tap over, pedestal wash hand basin with separate chrome mixer taps, Heated towel rail,tiled walls and floors.

Bedroom Two 8' 10" x 8' 10" (2.68m x 2.69m)

Having uPVC double glazed window to rear aspect, storage cupboard and radiator.

Bedroom Three 9' 0" x 13' 0" (2.74m x 3.97m)

Having uPVC double glazed window to front aspect, fitted bespoke sliding mirrored wardrobes, radiator.



Bedroom Four 10' 1" x 9' 1" (3.07m x 2.78m)

Having uPVC double glazed window to rear aspect, bespoke mirrored wardrobes with sliding doors, radiator

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

Having a uPVC double glazed obscure window to the rear aspect, comprising of a modern white suite having a corner bath with separate shower over with glass sliding door, enclosed WC with push flush, countertop

basin with chrome mixer tap. Hi-gloss tiled walls and floors, radiator.

Detached Double garage 18' 0" x 17' 3" (5.49m x 5.25m)

Having up and over doors and mains power.

Externally

Rear garden- Fully enclosed and having a good degree of privacy, mainly laid to lawn with an array of mature shrubs and bushes including a fantastic patio area ideal for those warmer summer months. Front garden-

having a good-sized driveway with ample parking, mainly laid to lawn with a paved path around and access to the rear garden.

Notes-

Council Tax Band: E

EPC Rating: D

Tenure: Freehold

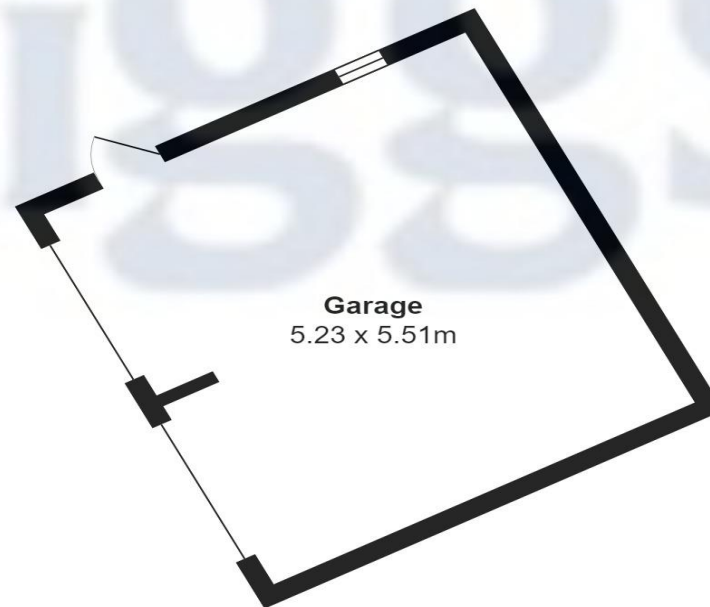
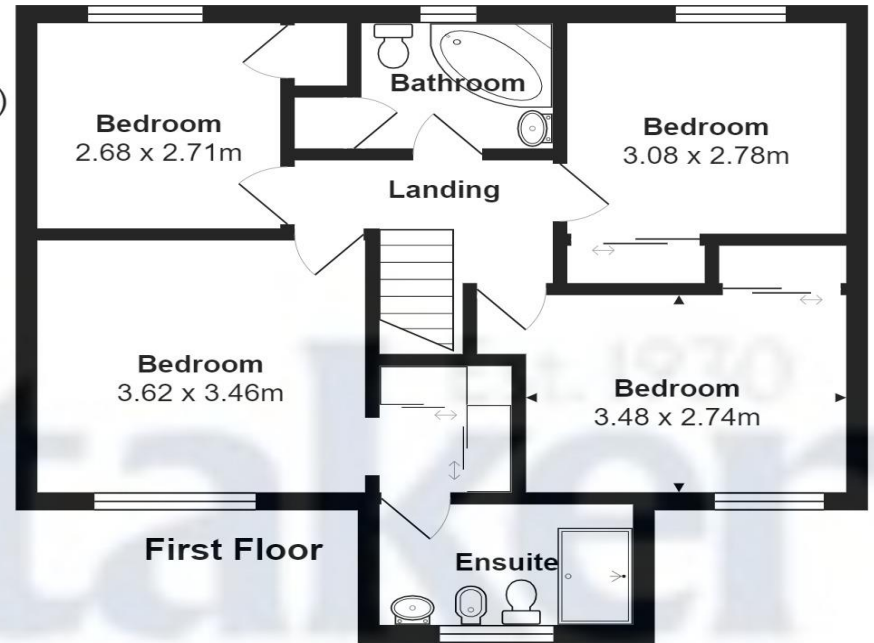
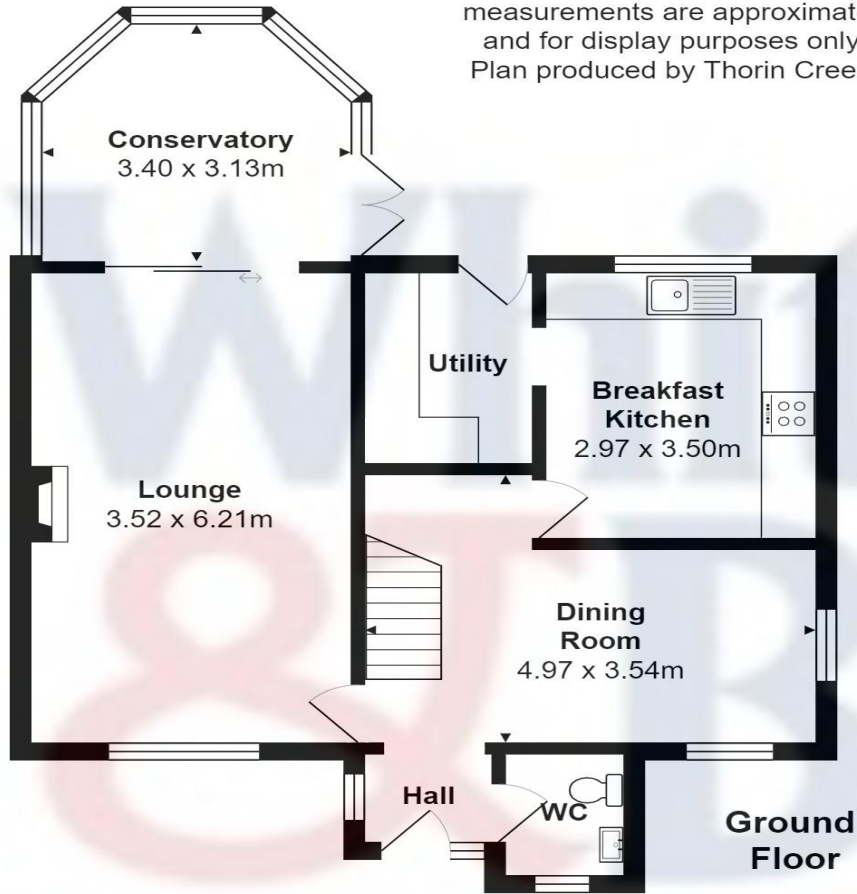






Total Area: 128.1 m² (excluding garage)

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed





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