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**5 Daisybank Drive**  
Congleton, Cheshire CW12 1LS

**Selling Price: Offers in Excess of  
£410,000**

- EXECUTIVE DETACHED FOUR BEDROOM FAMILY HOME
- SPACIOUS LOUNGE PLUS CONSERVATORY
- DINING KITCHEN, SEPARATE DINING ROOM & OFFICE/PLAYROOM
- SITUATED ON LARGE PLOT WITH DRIVEWAY FOR SEVERAL CARS
- LARGE INTEGRAL GARAGE
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOWER HEATH AREA
- ON PRIME JONES HOMES DEVELOPMENT

## FOR SALE BY PRIVATE TREATY (Subject to contract)

\*\*\*WATCH OUR FANTASTIC 360 INTERACTIVE VIRTUAL TOUR\*\*\* AN OUTSTANDING FOUR BEDROOM DETACHED FAMILY HOME IN A PRIME RESIDENTIAL AREA ON THE MUCH SOUGHT AFTER, ESTABLISHED, JONES HOME DEVELOPMENT. PRIVATE GARDENS. GENEROUS DRIVEWAY PARKING.

A stylish well proportioned executive 4 bedroom detached home with a conservatory. Private and enclosed rear gardens enjoying a sunny aspect. Set back with generous driveway parking for numerous cars and space to store a CARAVAN/MOTORHOME etc. Mixture of triple and double PVCu glazing, and warmed via a modern gas central heating system.

The spacious reception hall with return stairs leading to the first floor, offers a cloakroom, generous lounge with feature fireplace and gas fire, and which directly opens into the conservatory, with garden views. Furthermore there is a separate dining room and office/playroom. The fitted kitchen is large enough for a dining table, and there is a good sized utility off the kitchen, which allows access into the large integral garage and outside to the rear gardens.

At first floor level the light and airing galleried landing, with access to the roof space, provides doors to each of the 4 bedrooms (three being doubles and the fourth a large single), and finally completing the accommodation is the stylish modern family bathroom, fitted with a crisp white suite, having large separate shower and a bath.

5 Daisybank Drive is a delightful family home positioned on the border of Congleton. On the edge of the scenic Cheshire Peak and conveniently served by fast motorway, high-speed rail and international air links, Lower Heath is an ideal location for your family, home and business. Lower Heath is a well established and sought after location, with beautiful Cheshire countryside on its doorstep just off the sought after Giantswood Lane, with the pretty rural village of Hulme Walfield close by. Westlow Mere is a stone's throw from the property, and a pleasant country stroll could easily become part of your daily routine.

Situated in the highly regarded Lower Heath area, with its location also absolutely ideal for walking access to the well regarded 'Eaton Bank Academy'. Within its immediate vicinity offers the likes of Congleton Retail Park which includes Tesco and Marks & Spencer Food, with the town centre within easy reach and such is its position to the north of Congleton allows convenient access to the main Manchester and Macclesfield arterial routes. Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Lower Heath has outstanding transport and communications links : Immediate access to A34 and the recently completed 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. Lower Heath 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's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

### The accommodation briefly comprises

(all dimensions are approximate)

**ENTRANCE** : PVCu double glazed door to:



**RECEPTION HALL** 13' 6" x 8' 5" (4.11m x 2.56m): Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Grey oak effect floor. Return staircase to first floor.

**CLOAKROOM** : PVCu triple glazed window to front aspect. White suite comprising: low level W.C. and resin wash hand basin with cupboard beneath. Chrome centrally heated towel radiator. Grey oak effect floor.

**LOUNGE** 19' 9" x 14' 0" (6.02m x 4.26m): PVCu triple glazed window to front aspect. Two single panel central heating radiators. 13 Amp power points. Living flame coal effect gas fire set on polished quartz hearth and matching fire surround. Television aerial point. 13 Amp power points. Grey oak effect floor. Aluminium framed sealed unit double glazed sliding patio door to:

**CONSERVATORY** 13' 0" x 8' 9" (3.96m x 2.66m): Brick built base with PVCu double glazed upper panels with triple polycarbonate roof over. 13 Amp power points. PVCu double glazed door to outside.

**DINING ROOM** 9' 9" x 8' 8" (2.97m x 2.64m): PVCu triple glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Grey oak effect floor.

**STUDY/PLAYROOM** 10' 11" x 9' 7" (3.32m x 2.92m): PVCu triple glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BREAKFAST KITCHEN** 13' 0" x 8' 9" (3.96m x 2.66m): PVCu double glazed window to rear aspect. White wood grain effect panel fronted eye level and base units having marble effect preparation surfaces over with stainless steel single drainer sink unit inset with mixer tap. Built-in 4 ring electric hob with Bosch electric double oven and grill. Space and plumbing for dishwasher. Single panel central heating radiator. 13 Amp power points. Tiled to splashbacks.

**UTILITY** 14' 10" x 5' 6" (4.52m x 1.68m): PVCu double glazed window to rear aspect. Eye level and base units with preparation surfaces over with stainless steel single drainer sink unit inset with mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. PVCu double glazed door to outside rear. Single panel central heating radiator. Door to integral garage.

**FIRST FLOOR**: Galleried landing with stained wood balustrade. PVCu triple glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Access to roof space.

**BEDROOM 1 REAR** 13' 8" x 12' 0" (4.16m x 3.65m): PVCu triple glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR** 11' 10" x 9' 0" (3.60m x 2.74m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe.

**BEDROOM 3 REAR** 12' 0" x 8' 2" (3.65m x 2.49m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe.

**BEDROOM 4 FRONT** 10' 3" x 7' 7" (3.12m x 2.31m): PVCu triple glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM** 10' 8" x 7' 7" (3.25m x 2.31m): PVCu triple glazed window to front aspect. Modern white suite comprising: low level W.C. with concealed cistern, ceramic wash hand basin set in vanity unit with cupboards below. Freestanding bath with chrome pillar tap and shower attachment. Large walk-in shower cubicle housing a mains fed shower with rainfall shower head. Two chrome centrally heated towel radiators. Grey oak effect flooring.

**Outside :**

**FRONT** : Concrete preprinted stone effect driveway providing parking for three cars plus lawn and an additional area laid with bark chippings which provides further parking, and or storage of caravan/motorhome etc.

**REAR** : Very private. Adjacent to the rear of the property is a block paved terrace seating area beyond which are gardens mainly laid to lawn with raised and deep flower borders. Three garden sheds. External power points. Cold water tap. Gated access to one side to the front. To the other side is a wide amenity area with gated access to the front.

**INTEGRAL GARAGE** 17' 2" x 15' 0" (5.23m x 4.57m) **internal measurements**: Electrically operated up and over door. Power and light. Wall mounted Baxi gas central heating boiler with hot water cylinder.

**TENURE** : Leasehold. Lease 999 years from 28/11/1972. 948 years remaining. Ground rent approx. £20 per annum.

**SERVICES** : All mains services are connected (although not tested).

**VEIWING** : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: E

**DIRECTIONS**: SATNAV: CW12 1LS

