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7 Peel Drive
Astbury, Congleton, Cheshire CW12 4RF

Selling Price: £360,000

- A SPACIOUS EXTENDED THREE BEDROOM SEMI DETACHED HOME
- OPEN PLAN LIVING KITCHEN TO REAR ENJOYING RURAL VIEWS
- SPACIOUS LOUNGE/DINER
- GROUND FLOOR SHOWER ROOM PLUS MODERN FAMILY BATHROOM
- LARGE DRIVEWAY & EXTENSIVE REAR ENCLOSED GARDENS
- LOCATED IN THE PICTURESQUE VILLAGE OF ASTBURY
- NO CHAIN

****NO ONWARD CHAIN**WATCH OUR ONLINE 360 VIRTUAL TOUR****

A QUITE RARE OPPORTUNITY - A HUGELY SPACIOUS THREE BED SEMI DETACHED HOME WITH A VAST GROUND FLOOR EXTENSION AND MAGNIFICENT SIZED GARDENS. DESIRABLE RURAL PARISH OF ASTBURY.

Huge lounge/diner, open plan living kitchen and shower room. Two double bedrooms, one large single bedroom and modern bathroom. Enclosed gardens abutting farmland. Full PVCu double glazing and gas central heating.

Located in the extremely picturesque Astbury village that has been featured countless times on the front cover of Cheshire Life magazine. Close by is the highly commended Astbury St Mary's Church of England Primary School, with Astbury Golf Club within a mile and the lovely rural public house "The Egerton Arms" serving the village. Immediately adjacent is Glebe Farm, which in 2010 Glebe Farm Shop opened selling home grown and local produce. The farm has expanded and now has its own coffee shop, butchers, childrens petting area and playground, retail units and tractor rides.

Equally important is its close proximity to the centre of Congleton, as within a few minutes' drive all the necessary amenities are available i.e. shops, leisure centre, school and railway station,

together with being close to the main A34, leading South to the Potteries and North to Manchester.

The front entrance opens into the huge lounge/diner with a lovely aspect over the rear gardens. The vast extended living kitchen with vaulted ceiling is found to the rear of the property with bifold doors opening into the rear gardens. Completing the ground floor is the showerroom/wc.

From the galleried landing at first floor are the two double bedrooms, one large single bedroom and modern bathroom.

Outside and to the front, is a large private driveway, whilst to the rear are enclosed established ornamental gardens, predominantly laid to lawn, with well established flower borders, expansive patio seating area, feature pond and amenity space for sheds/workshops, all of which abuts open farmland.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

OPEN PLAN LOUNGE/DINER 23' 2" x 18' 3" (7.06m x 5.56m) : Dual aspect PVCu double glazed windows. Coving to ceiling. Four double panel central heating radiators. 13 Amp power points. Stone fire surround with Clearview solid fuel stove set on stone flagged hearth. Under stairs store cupboard. PVCu double glazed walk-in bay window with door opening into the rear garden. Open plan stairs to first floor.



LARGE OPEN PLAN LIVING KITCHEN 22' 5" x 15' 7" (6.83m x 4.75m) : Vaulted ceiling with three PVCu double glazed velux roof lights. PVCu double glazed dual aspect window. Extensive range of high gloss eye level units with under pelmet lighting in contrasting white and burgundy colour having quartz effect preparation surface over with ceramic sink inset. Built-in 5 ring gas hob with glass and stainless steel extractor canopy over and gas oven and grill beneath. Integrated fridge. To one wall is a bank of full height units having integrated fridge and freezer. Three double panel central heating radiators. 13 Amp power points. Polished porcelain tiled floor. PVCu door to front. PVCu double glazed bi-fold sliding doors, opening into the rear garden.

SHOWER ROOM 7' 0" x 6' 2" (2.13m x 1.88m) : PVCu double glazed window to front aspect. White suite comprising: low level W.C., wall hung wash hand basin and large shower cubicle housing a mains fed shower. Chrome centrally heated towel radiator. Polished porcelain tiled floor.

First floor :

GALLERIED LANDING : Wooden hand rail and wrought iron balustrade. PVCu double glazed window to front aspect. Access to roof space.

BEDROOM 1 REAR 13' 7" x 10' 9" (4.14m x 3.27m) into alcove : PVCu double glazed window to rear aspect with garden and farmland views. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 10' 9" x 10' 0" (3.27m x 3.05m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Two double fitted wardrobes.

BEDROOM 3 FRONT 10' 5" x 7' 0" (3.17m x 2.13m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Over stairs store cupboard.

BATHROOM 7' 0" x 5' 7" (2.13m x 1.70m) : PVCu double glazed window to side aspect. Modern white suite comprising: low level W.C., with concealed cistern, wall hung wash hand basin, tiled panelled pea shaped bath with glass shower screen and electric



shower over. Contemporary style radiator. Fully tiled walls. Limestone effect tiled floor.

Outside :

FRONT : Private driveway providing parking for approx 4 vehicles.

REAR : Adjacent to the rear of the property is a wide Indian stone paved terrace which widens out creating a sitting out area. Extensive landscaped ornamental garden with expansive lawn, large pond water feature and flower borders with specimen trees all of which abuts onto farmland.

SIDE : The garden extends to the side where there is a substantial oak framed garden pagoda plus there is further amenity space for garden sheds and workshop.

BRICK BUILT STORE : Attached to the side of the property is a small brick built store housing an Ideal Logic gas combi boiler.

TENURE : Freehold (subject to solicitors verification).

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

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 4RF

