



Avon Drive, Congleton, CW12 3RG.
£395,000

Whittaker & Biggs Est. 1930

Avon Drive, Congleton, CW12 3RG.

This delightful four-bedroom extended detached family home offers well-proportioned accommodation throughout.

Internally the property comprises to the ground floor an entrance hall, downstairs cloakroom, spacious lounge, a separate dining room/study/family room, a quality fitted oak dining kitchen benefiting from integrated appliances and a fantastic sized conservatory having views of the rear garden.

To the first floor there are four bedrooms with the master bedroom having a master suite which benefits from a separate bath and shower cubicle. There is also a good-sized modern family bathroom.

Externally the property welcomes a fully enclosed lawned garden and a good-sized patio area whilst offering a good degree of privacy. To the front of the home there is an integral garage and ample off-road parking.

Situated in the highly sought-after location of Mossley, with Congleton town a short distance away and within close proximity of Congleton railway station, whilst also benefiting from being on the cusp of the countryside with Canalside walks on your doorstep.



Lounge 19' 0" x 9' 11" (5.80m x 3.03m)

Having a uPVC double glazed window to the front aspect. Coving to ceiling. Double radiator.

Kitchen/Diner 15' 4" x 9' 7" (4.67m x 2.93m)

Having a uPVC double glazed window to the rear aspect. Open plan dining kitchen with a range of solid oak wall mounted cupboard and base units with worksurface over incorporating a stainless-steel sink and drainer with mixer tap over, tiled splashbacks, five ring gas hob with stainless steel extractor hood, integrated double fridge and freezer and dishwasher. Having a matching oak fixed dining table and wall mounted plate display rack. Karndean flooring. Inset Spotlights and under cupboard lighting. Double oak doors with access into the conservatory.

Conservatory 21' 11" x 11' 3" (6.69m x 3.43m)

Having uPVC double glazed windows to the rear and sides, having uPVC double glazed sliding doors, half brick-built wall and polycarbonate roof. Double radiator, wall light points, Karndean flooring.

Dining Room/Study/ Family room 10' 2" x 10' 2"

(3.09m x 3.10m)

Having a uPVC double glazed window to the rear aspect, coving to ceiling. Double radiator.

Bedroom One 14' 5" x 9' 7" (4.39m x 2.92m)

Having a uPVC double glazed window to the front aspect. Comprising of bespoke wood effect fitted wardrobes, cupboards, and drawers, coving to ceiling, double radiator.

En-suite 8' 10" x 6' 3" (2.68m x 1.90m)

Having a uPVC double glazed obscured window to the rear aspect. Comprising of a four piece white modern suite, panelled bath with chrome mixer taps over, wash hand basin set upon a vanity unit with storage cupboards underneath, separate shower cubicle, low-

level WC with push flush, chrome heated towel rail.

Fully tiled walls and floor, inset spotlighting.

Bedroom Two 13' 6" x 8' 5" (4.11m x 2.57m)

Having a uPVC double glazed window to the front aspect, coving to ceiling, double radiator.

Bedroom Three 10' 0" x 8' 2" (3.05m x 2.50m)

Having a uPVC double glazed window to the rear aspect overlooking the gardens. Coving to ceiling, double radiator.

Bedroom Four 8' 8" x 7' 5" (2.65m x 2.26m)

Having a uPVC double glazed window to the front aspect, coving to ceiling. Radiator.

Family Bathroom 8' 0" x 5' 5" (2.43m x 1.65m)

Having a uPVC obscured window to the rear aspect. Comprising of a three-piece white modern suite with panelled bath and separate shower attachment over, low-level WC, with push flush, wash hand basin set on a vanity unit with storage underneath. Radiator, fully tiled walls and tiled floor, inset spotlighting.

Garage 20' 4" x 0' 0" (6.2m x 0m)

Integral Garage with a defined utility area

Externally

Having a fully enclosed rear garden mainly laid to lawn with an array of mature bushes, plants and shrubs and spacious patio area with steps up to the garden.

To the front of the property there is a good-sized driveway and an easily maintainable front lawn.

Note:

Council Tax Band: D

EPC Rating: TBC

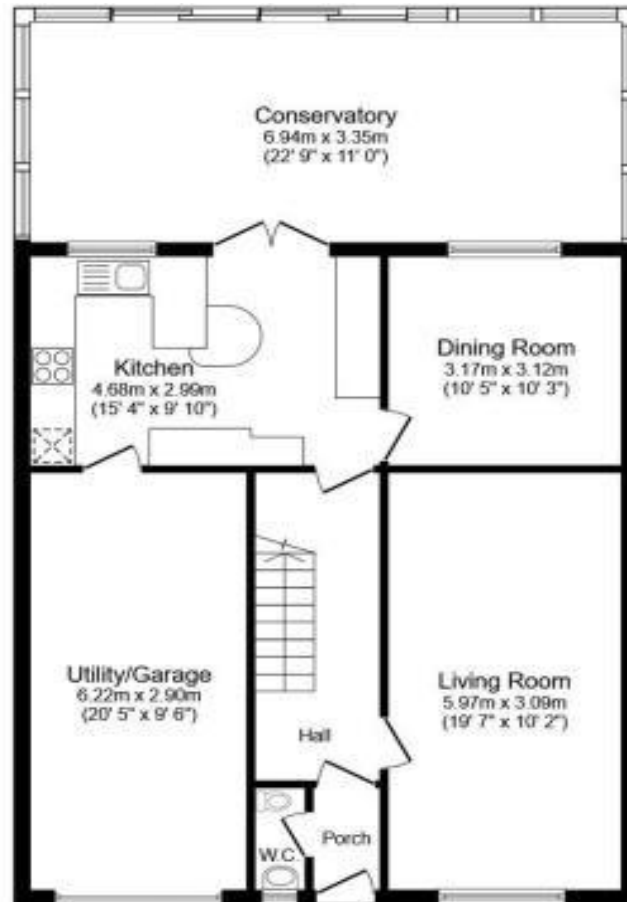
Tenure-Leasehold





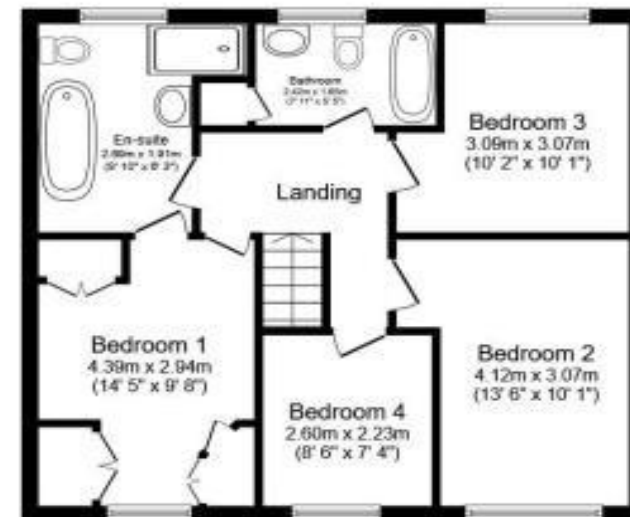






Ground Floor

Total floor area 161.5 sq.m. (1,739 sq.ft.) approx



First Floor



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