



Howey Hill, Congleton, CW12 4AF.  
£389,950

Whittaker  
& Biggs Est. 1930



## Howey Hill, Congleton, CW12 4AF.

This detached bungalow offers an excellent location being on the cusp of Congleton town as well as having open greenery with countryside walks on your doorstep.

Situated within much sort of location of Howey Hill this three-bedroom bungalow has beautifully presented accommodation which has been much improved and modernised to a high specification by the present owners.

The accommodation is versatile with three bedrooms which offer alternative use for a dining room or office, if required. There is a modern well equipped breakfast kitchen complimented with a range of quality Neff appliances. Adjoining the kitchen, there is a spacious rear conservatory which offers an alternative lounge or dining space that provides a pleasant outlook over the gardens. Serving the kitchen is a separate utility room which is also modern in design.

The luxurious shower room has a quality suite with Villeroy & Boch fittings, plus a double width walk in shower cubicle.

The bungalow stands proudly upon a generous sized and well-proportioned plot, having a fantastic frontage allowing off-road parking for several vehicles, in addition to the larger than average attached garage, which has the benefits of an electric remote-controlled door.

The rear garden is also impressive in size being laid out lawn with an Indian stone paved patio with feature borders and well-established hedging, providing the bungalow with a good degree of privacy.





As well as being accessible Congleton town, with its range of independent shops, restaurants and eateries, there is access from the end of Howey Hill which leads directly into open countryside with picturesque walks leading to Asbury Mere and the Macclesfield Canal. A rare opportunity to acquire a true bungalow within this sought after non estate & convenient location.

#### **Covered Entrance Porch**

Steps up to the UPVC front entrance door having an obscured glass panel and matching side panel.

#### **Entrance Hall**

Radiator, coving to ceiling and recessed lighting. Cupboard concealing electricity metres.

#### **Lounge 13' 5" x 11' 11" (4.09m x 3.64m)**

Having coving to ceiling, radiator. Wall light point, UPVC double glazed French doors giving access to the rear patio and gardens having full glazed panels.

#### **Breakfast Kitchen 13' 2" x 8' 9" (4.01m x 2.67m)**

Having range of modern wall mounted cupboard and base units with fitted composite worksurface over with incorporating inset sink unit with mixer tap over. Range of quality integral appliances by Neff including integral dishwasher, side-by-side fridge and freezer, electric combination oven and grill with separate induction hob having touch controls and extractor fan. Glass splashbacks and under cupboard lighting, UPVC double glazed window to the rear aspect, coving to ceiling, recess LED lighting. Space for table and chairs. Cupboard concealing gas central heating boiler.

#### **Conservatory 11' 8" x 10' 9" (3.56m x 3.28m)**

Of UPVC construction with a half brick wall having UPVC double glazed windows to the front, rear and side aspect with glazed ceiling having electric opening window ceiling fan and light. Radiator, tile effect flooring, wall light point. Upvc French doors giving access to the paved patio with full length glazed panels.

#### **Utility room 5' 10" x 6' 2" (1.79m x 1.88m)**

Having a range of modern wall mounted cupboard and base units with fitted worksurface over incorporating a single drainer stainless steel sink unit with mixer tap over. UPVC double glazed obscured window to side aspect, extractor fan, recess lighting to ceiling, plumbing and fitting for a stacked tumble dryer and washing machine. Tiled effect flooring, radiator.

#### **Shower Room 8' 8" x 9' 8" (2.65m x 2.95m) reducing to 1.63 m**

Having a modern shower room fitted with a range of white gloss bathroom cabinetry and fitted worksurface over. incorporating Villeroy & Boch suite comprising of wash hand basin with vanity storage unit below and W.C with concealed cistern and Gerberit flush controls. Walk-in double width shower cubicle with fixed glazed shower screen having a thermostat statically controlled shower all in fully tiled area. Fully tiled walls and floor, chrome heated towel radiator, recess LED lighting to ceiling. Extractor fan, UPVC double glazed obscured window to the rear aspect.

#### **Bedroom One 11' 11" x 13' 5" (3.63m x 4.09m)**

Having a UPVC window to the front aspect overlooking the front gardens. Coving to ceiling, radiator, built in wardrobes to sidewall with sliding doors and fixed shelving and hanging rails.

#### **Dining Room/Bedroom Three 11' 11" x 9' 5" (3.62m x 2.86m)**

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

#### **Bedroom Two 11' 11" x 9' 5" (3.62m x 2.86m)**

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





### Externally

Externally The property is approached from the roadside via a block paved driveway allowing ample off road parking which extends to the front of the property. Attached Garage 6.12m x 4.13 m Having a metal remote controlled up and over electric door. Access to garage loft space, UPVC double glazed window and rear entrance door giving access to the gardens and patio. Electric lights and power. There are generous sized lawned gardens to the front & rear. The property is elevated from the roadside having an attractive frontage. The rear garden is fully enclosed enjoying a

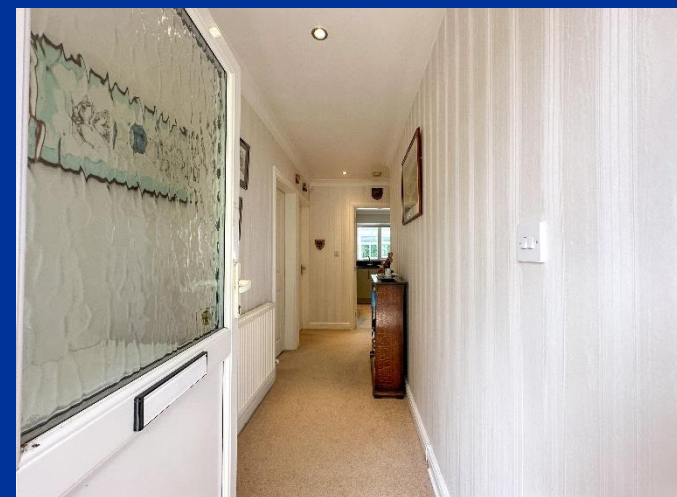
good degree of privacy & is laid to lawn with an adjoining Indian stone paved patio. Established feature borders, established trees & hedging to the perimeter. Rear access to the garage. Gated side access to the front of the property.

Note:

Council Tax Band: E

EPC Rating: TBC

Tenure: Freehold













Floorplan will go here





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