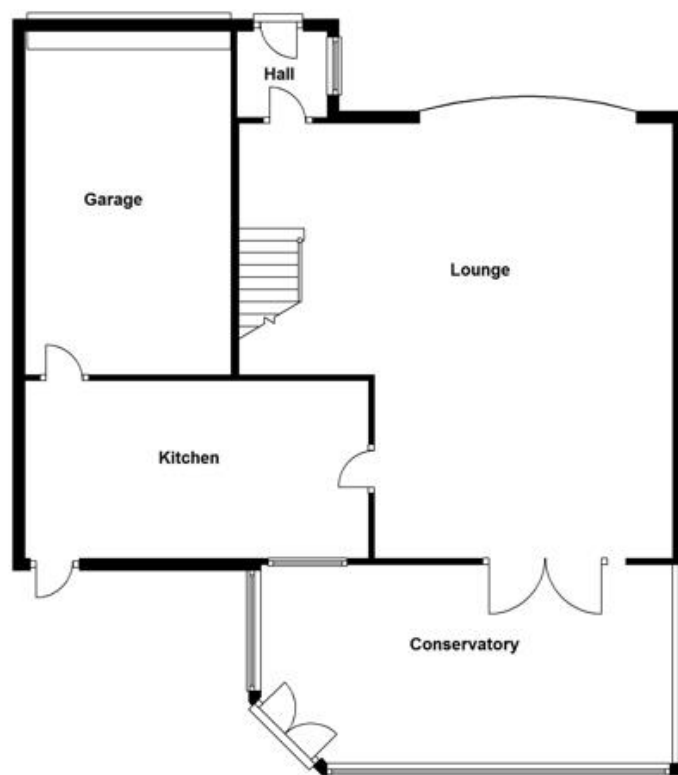
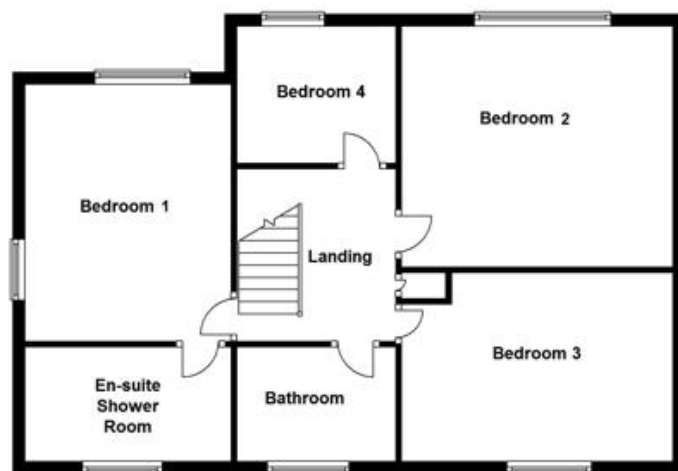


## Ground Floor



## First Floor



### Energy performance certificate (EPC)

31 Kennet Drive CONGLETON CW12 3RH	Energy rating <b>D</b>	Valid until: 15 August 2033
		Certificate number: 0537-9428-0200-0556-9296

Property type	Detached house
Total floor area	99 square metres

### Rules on letting this property

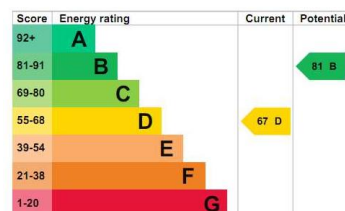
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

2-4 West Street Congleton Cheshire CW12 1JR  
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# Timothy a brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)



**31 Kennet Drive**  
Congleton, Cheshire CW12 3RH

**Selling Price: £325,000**

- WELL PRESENTED FOUR BEDROOM DETACHED HOME
- SPACIOUS 23' LOUNGE/DINER
- MODERN BREAKFAST KITCHEN WITH RANGE COOKER
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- INTEGRAL GARAGE
- DOUBLE WIDTH PRIVATE DRIVEWAY
- SOUTH FACING ENCLOSED REAR GARDENS
- SOUGHT AFTER LOCATION
- WITHIN WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION
- NO CHAIN



Updated Family Home with South Facing Garden  
NO ONWARD CHAIN

This tastefully presented four-bedroom detached home offers a fantastic combination of modern amenities and a desirable location. Enjoy spacious living areas, a south-facing garden, and convenient access to everything Congleton has to offer.

Key Features:

- **Open-Plan Living:** A spacious 23-foot lounge/dining room and a modern breakfast kitchen with a range cooker.
- **Outdoor Oasis:** A south-facing enclosed garden with a large timber-decked terrace, perfect for entertaining.
- **Convenient Location:** Situated in a sought-after development within walking distance of the railway station, parks, and town centre.
- **Modern Comforts:** PVCu double glazing, gas central heating, and an integral garage.

Additional Features:

- Four bedrooms, including an en-suite shower room and a family bathroom.
- Block paved private driveway.



- Easy access to the Macclesfield Canal towpath and the Peak District National Park.

Don't miss this opportunity to own a stunning family home in a prime location.

The accommodation briefly comprises:  
(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed door to:

ENTRANCE PORCH 5' 10" x 2' 10" (1.78m x 0.86m) : PVCu double glazed window to side aspect. Single panel central heating radiator. Natural oak floor. Hardwood glazed door to:

HALL 5' 11" x 4' 10" (1.80m x 1.47m) : Natural oak floor. Glazed door to lounge/diner. Stairs to first floor.

LOUNGE/DINER 23' 10" x 13' 9" (7.26m x 4.19m) reducing to 9'2 " (2.79m) : PVCu double glazed Georgian effect bow window to front aspect. Coving to ceiling. Inset living flame gas fire set on marble effect hearth with contemporary marble effect surround. Two double panel central heating radiators. 13 Amp power points. Television aerial point. Natural oak floor. Understairs storage. PVCu double glazed French doors to:

CONSERVATORY 14' 6" x 10' 0" (4.42m x 3.05m) : Brick built base with PVCu double glazed panels over under a polycarbonate roof. 13 Amp power points. Tiled floor with underfloor heating. PVCu double glazed French doors opening onto rear garden.

BREAKFAST KITCHEN 16' 5" x 9' 8" (5.00m x 2.94m) : PVCu double glazed Georgian effect window to rear aspect. Fitted with a range of cream hi-gloss eye level and base units having timber effect roll edge preparation surfaces



over, continuing on to form breakfast bar, with composite single drainer sink unit inset with mixer tap. Stoves range cooker with smoked black glass splashback and stainless steel extractor hood over. Integrated dishwasher. Space for fridge freezer. Feature contemporary style radiator. 13 Amp power points. Door to integral garage. PVCu double glazed door to rear garden.

First Floor :

LANDING : Airing cupboard housing Worcester combination boiler with linen shelves over. Access to roof space. 13 amp power points. Doors to principal rooms.

BEDROOM 1 FRONT 12' 4" x 8' 5" (3.76m x 2.56m) : PVCu double glazed Georgian effect windows to front and side aspects. Coving to ceiling. Quality fully fitted bedroom suite by 'Starplan'. Single panel central heating radiator. 13 Amp power points. Door to:

EN-SUITE 8' 5" x 5' 5" (2.56m x 1.65m) : PVCu double glazed Georgian effect opaque window to rear aspect. Low voltage downlighters inset. White suite comprising: Low level W.C., pedestal wash hand basin and double shower cubicle housing a thermostatically controlled mains fed shower. Chrome centrally heated towel radiator. Tiled to splashbacks.

BEDROOM 2 FRONT 12' 0" x 10' 5" (3.65m x 3.17m) : PVCu double glazed Georgian effect window to front aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 11' 5" x 8' 10" (3.48m x 2.69m) : Two PVCu double glazed Georgian effect windows to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 FRONT 8' 9" x 6' 0" (2.66m x 1.83m) : PVCu double glazed Georgian effect window to front aspect.



Quality fully fitted bedroom suite by 'Sharpes'. Single panel central heating radiator. 13 Amp power points. Pine effect floor.

FAMILY BATHROOM 7' 5" x 5' 7" (2.26m x 1.70m) : PVCu double glazed Georgian effect opaque window to rear aspect. Low voltage downlighters inset. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with mains fed shower and glazed screen over. Chrome centrally heated towel radiator. Feature recessed glazed shelving. Tiled to splashbacks. Tiled floor.

Outside :

FRONT : There is a landscaped garden to the front with double width block brick laid driveway terminating at:

INTEGRAL GARAGE 17' 4" x 9' 0" (5.28m x 2.74m) internal measurements : Electrically operated up and over door. Power and light. Door to kitchen.

REAR : Adjacent to the rear of the property is an extensive timber decked terrace ideal for outside dining, beyond which are lawned gardens with a paved patio area. Cold water tap. Gated access to front via one side.

TENURE : Leasehold. 999 years from 19th August 1977 with 952 years remaining. Ground rent £15.00 per annum.

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

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV: CW12 3RH

