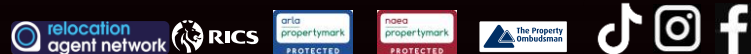


Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and 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.



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www.timothyabrown.co.uk

Mayfield, 24 Park Lane,
Congleton, Cheshire CW12 3DG

Offers Over £650,000

- UPDATED WITH TWO-STOREY EXTENSION TO PROVIDE A MAGNIFICENT RESIDENCE
- PRIVILEGED & HIGHLY SOUGHT AFTER AREA
- LARGE, BEAUTIFULLY LANDSCAPED, SOUTH-FACING GARDENS
- TASTEFULLY PRESENTED
- ROOMS OF GENEROUS PROPORTIONS
- VIEWING HIGHLY RECOMMENDED

FOR SALE BY PRIVATE TREATY (Subject to contract)

Over the last few years this home has been transformed having a two-storey extension to provide a magnificent residence.

It is set back off the road by a hedge and electric gate with large off-road parking area.

The property comprises feature porch with door leading to the L-shaped hall with cloakroom W.C. Glazed door opens into the lounge with feature fireplace and front and rear windows.

A nice twist to this home is the open plan living dining room and fitted kitchen with appliances and step down to the 22' 10" in length living area with two sets of double doors to the patio and garden. Completing the ground floor is lobby with access to large, fitted utility room.

At first floor level is the landing with access to large roof space and doors to master suite Juliette balcony, en-suite and wardrobe/dressing room. There are three further double sized bedrooms, one having full-length fitted wardrobes and finally a luxurious four-piece bathroom suite.

Outside to the rear there is a full-length terrace patio area and separate patio enclosed by low level box hedge. At the rear of the garden, it backs onto Woodland and has a southerly aspect.



All in all, a stunning property and therefore viewing is essential to appreciate its merits.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Feature open porch with attractive composite Rock Door opening to:

L-SHAPED HALL : Feature mirror and glass elevation. Stairs to first floor. Oak doors to principal rooms. One single power point. Travertine floor tiles.

CLOAKROOM W.C. : Low level W.C. and wash hand basin set in unit. Partly tiled walls.

LOUNGE 13' 0" x 18' 0" (3.96m x 5.48m) : PVCu double glazed window to front aspect and sliding patio windows to rear aspect. Feature fireplace with inset living flame gas fire. Panelling to three elevations up to dado line. 13 Amp power points.

LARGE OPEN PLAN LIVING, DINING & FITTED KITCHEN :

Dining Area 12' 0" x 11' 0" (3.65m x 3.35m) : Double doors to hall. 13 Amp power points. Travertine floor tiles. Steps down to living area. Opening up to:

Kitchen 12' 0" x 10' 11" (3.65m x 3.32m) : Low voltage downlighters inset. A luxurious fitted kitchen comprising island with inset 5 ring Siemens gas hob, wine cooler and breakfast bar area. Separate matching base and eye level units, some eye level units having internal lighting and all with under unit lighting. Siemens single oven, Siemens's combination microwave oven, integrated dishwasher and fridge. Quartz preparation surfaces with 1.5 bowl sink unit inset. 13 Amp power points. Travertine floor tiles. Doors to rear lobby and utility room.

Living Area 22' 10" x 11' 6" (6.95m x 3.50m) : Velux style double glazed roof light. 13 Amp power points. Oak flooring. Underfloor heating. Two sets of PVCu double glazed French doors to rear.

REAR LOBBY : Composite Rock Door to outside. Door to boiler cupboard.



UTILITY 12' 3" x 8' 3" (3.73m x 2.51m): PVCU double glazed opaque window to side aspect. A comprehensive range of base and eye level units with laminated preparation surfaces with sink bowl inset. Space and plumbing for washing machine. Space for tumble dryer. Feature radiator. Cupboard incorporating gas meter and hot water boiler.

First Floor : PVCu double glazed window to half landing.

LANDING : Access to roof space. One single power point. Door to storage cupboard. PVCu double glazed window to front aspect. Oak doors to principal rooms.

MASTER SUITE (REAR) : Corridor leading to bedroom with doors to walk in wardrobe/dressing room and en-suite. Panelling to one wall up to dado rail. 13 Amp power points.

Bedroom 11' 8" x 11' 8" (3.55m x 3.55m) : PVCu double glazed French doors to Juliette balcony. Two Velux style double glazed roof lights. 13 Amp power points. Underfloor heating.

Wardrobe/Dressing Room 8' 4" x 6' 3" (2.54m x 1.90m) : Shelving and hanging rails.

En-Suite 8' 4" x 5' 2" (2.54m x 1.57m) : PVCU double glazed window to side aspect. White suite comprising: Low level W.C., two wash hand basins set in unit with fitted mirror cabinets above, and large shower enclosure with glass sliding door. Chrome heated towel radiator.

BEDROOM 2 (REAR) 12' 0" x 10' 0" (3.65m x 3.05m) : PVCu double glazed window to rear aspect. Double full-length fitted wardrobes. 13 Amp power points.

BEDROOM 3 (REAR) 13' 0" x 8' 10" (3.96m x 2.69m) plus door recess : PVCu double glazed window to rear aspect. Feature timber panelling to one elevation. Feature radiator. 13 Amp power points.

BEDROOM 4 (FRONT) 8' 10" x 9' 7" (2.69m x 2.92m) : PVCU double glazed window to front aspect. 13 Amp power points.

BATHROOM 7' 6" x 8' 1" (2.28m x 2.46m) : PVCU double glazed opaque window to side aspect. Low voltage downlighters inset. Luxurious white suite comprising: Low level W.C., wash hand



basin set in unit, large tub style bath with central tap and separate shower enclosure. Heated towel rail. Inset full length mirror to one elevation. Partly tiled walls. Tiled floor.

Outside :

STORE 4' 0" x 8' 3" (1.22m x 2.51m) : Double timber doors.

FRONT : Set back off the road behind a hedge and electric access gate. Yellow river bed stone hardstanding providing vehicle parking.

LEFT SIDE : Gates with path leading to rear. Outside water tap. Light.

REAR : Large patio with steps down to lawn and mature trees and shrubs overlooking woodland. Rear gate. Outside lighting. Centre feature lily pond. Separate patio area having low level shaped private hedge boundary.

RIGHT SIDE : Sectioned off having timber garden shed.

TENURE : Freehold (subject to solicitor's verification).

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

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

TAX BAND: F LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3DG

