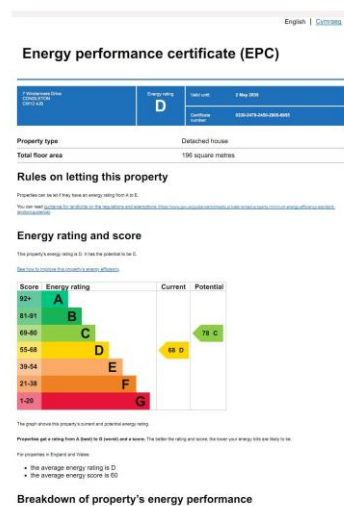
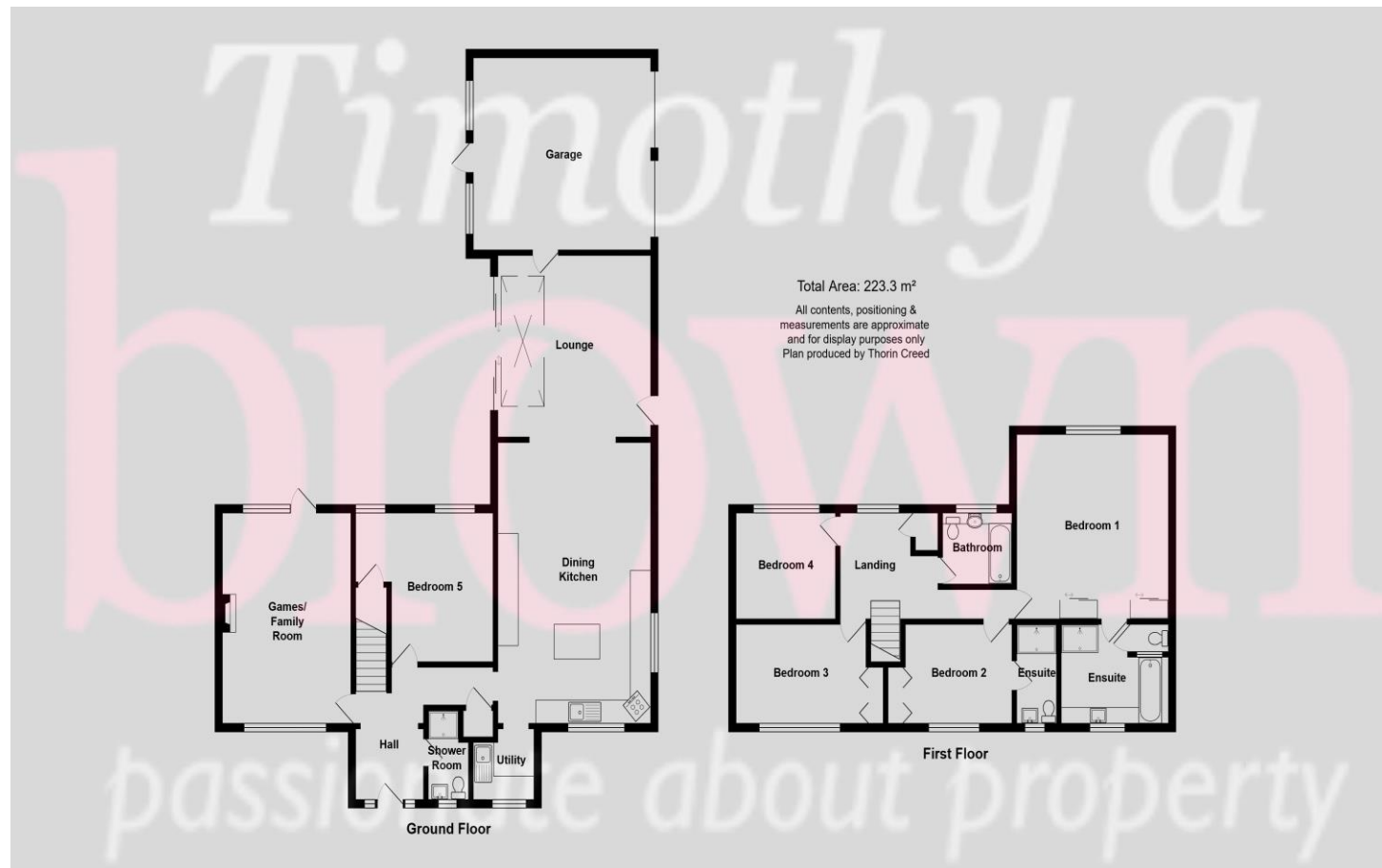


# Timothy a brown



**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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# Timothy a brown

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

7 Windermere Drive  
Congleton, Cheshire CW12 4JB

Selling Price: £549,000

- WELL PRESENTED RENOVATED EXTENDED FAMILY HOME
- MAGNIFICENT OPEN PLAN KITCHEN DINER, LOUNGE/FAMILY ROOM
- GAMES/FAMILY ROOM & RECEPTION ROOM PRESENTLY USED AS BEDROOM 5
- FOUR BEDROOMS / TWO ENSUITES
- FAMILY BATHROOM
- DRIVEWAY FOR THREE CARS & LARGE DOUBLE GARAGE
- ENCLOSED REAR GARDEN
- POPULAR WEST HEATH AREA



\*\*\*WATCH OUR VIRTUAL VIDEO TOUR\*\*\*

This outstanding home set on a corner plot has been extended considerably and modernised to provide a magnificent home which has a flexible layout to provide up to five bedrooms if required.

The renovation work has been carried out to a high specification having PVCu double glazing and gas fired central heating and briefly comprises: hall with cloaks cupboard and W.C./shower with doors to lounge presently used as a games room, study reception or bedroom, incredible size open plan fitted kitchen, dining/family lounge area, and utility room to the ground floor.

At first floor level the landing allows access to four spacious bedrooms with fitted wardrobes and two bedrooms have en suites, the master being of a size that also accommodates a bath, plus family bathroom.

Externally to the front it is set back from the road behind a hedge with lawn garden and path terminating at the front door, to the left hand side there is a good size area providing two storage sheds and greenhouse below which a block paved driveway with off road parking for 3 cars terminating in front of the large double size garage.

The rear garden has a sunny aspect and is enclosed having patio, decking, lily pond and lawn



garden. Access to the garden from the property is via sliding doors from the sitting/family room making it perfect for entertaining.

The property is located in a sought after area of Congleton being within walking distance of good schools for all ages, West Heath shopping centre and convenient for the commuter to get to the M6 motorway.

Viewing is essential to appreciate this amazing home.

The accommodation briefly comprises  
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to hall.

HALL : Radiator. Stairs. Door to cloaks cupboard. Door to cloakroom/shower room.

CLOAKROOM/SHOWER ROOM : PVCu double glazed opaque window. White suite comprising: low level W.C., wash hand basin set in vanity unit and shower enclosure. Chrome heated towel rail radiator. Laminate floor.

GAMES/FAMILY ROOM 18' 1" x 12' 8" (5.51m x 3.86m) : Presently used as a games room. Fireplace. Parquet flooring. PVCu double glazed window to front aspect. PVCu double glazed window and door to outside rear.

RECEPTION ROOM / BEDROOM 5 12' 10" x 13' 4" (3.91m x 4.06m) max 10'0" min : Two PVCu double glazed windows. Radiator. Door to under stairs cupboard.

LOUNGE AREA 15' 8" x 15' 0" (4.77m x 4.57m) : PVCu double glazed roof lights. PVCu double glazed door to one aspect and sliding PVCu double doors to rear decking and garden. Laminate floor. Radiator. Door to garage.



KITCHEN DINER 24' 2" x 15' 1" (7.36m x 4.59m) : Two PVCu double glazed windows. Modern fitted attractive base and eye level units. Ceramic hob with extractor over. One and a half single drainer stainless steel sink. Laminated working surfaces. Split level double oven. Wine rack. Dishwasher. Laminate floor.

UTILITY 7' 0" x 6' 0" (2.13m x 1.83m) max : PVCu double glazed fitted base units with space below and plumbing for washing machine and dryer. Inset single drainer stainless steel sink. Wall mounted Worcester gas central heating boiler. Laminate floor. Doors to all rooms. Access to roof space via pull down ladder. Door to airing cupboard with lagged cylinder and linen shelf.

BEDROOM 1 15' 10" x 15' 0" (4.82m x 4.57m) : PVCu double glazed window. Radiator. Attractive fitted wardrobes with mirror fronted sliding doors.

EN SUITE 10' 9" x 8' 4" (3.27m x 2.54m) : Luxury modern ensuite bathroom with white suite comprising: W.C., wash hand basin set in vanity unit, bath and large multi jet shower enclosure. Chrome heated towel rail/radiator. Laminate floor.

BEDROOM 2 FRONT 10' 1" x 8' 9" (3.07m x 2.66m) : PVCu double glazed window. Radiator. Fitted double wardrobe.

EN SUITE 8' 0" x 3' 10" (2.44m x 1.17m) : PVCu double glazed window. White suite comprising: W.C. and wash hand basin set in vanity unit and large shower enclosure. White towel rail/radiator. Laminate floor.

BEDROOM 3 FRONT 12' 10" x 8' 8" (3.91m x 2.64m) : PVCu double glazed window to front aspect. Radiator. Fitted double wardrobe.

BEDROOM 4 REAR 9' 9" x 9' 1" (2.97m x 2.77m) : PVCu double glazed window. Radiator.

BATHROOM 6' 6" x 6' 0" (1.98m x 1.83m) : PVCu double glazed opaque window. White modern suite comprising: W.C. and wash hand basin set in vanity unit. Panelled bath with shower and glass screen over. Laminate floor. Fully tiled walls. Chrome heated towel radiator/rail. Electric shaver point.



OUTSIDE :

FRONT : Enclosed lawn with mature hedge, laid to lawn with pathway leading to front door.

SIDE : Path and gate to left side and to the right an enclosed gated greenhouse and two metal storage sheds.

REAR : Enclosed garden with sunny aspect having timber decking patio and lawn. Ornamental fish and lily pond.

DOUBLE GARAGE 18' 0" x 16' 10" (5.48m x 5.13m) : Two up and over vehicular access doors. PVCu double glazed rear windows and door to garden. Power and light. At the front of the garage there is a block brick driveway providing off road parking for three vehicles.

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 4JB

