



## 'The Bungalow' 20 Fol Hollow, Congleton, CW12 4HT

### Offers In The Region Of £580,000

Watch our guided video tour of the amazing opportunity!

Offered for sale with NO ONWARD CHAIN! A truly fabulous property that's just ready and waiting to be lived in! Enjoying an exclusive and unique location, this fantastically well proportioned detached bungalow sits proudly in the affluent hamlet of 'Fol Hollow' and offers a tranquil lifestyle that's just a stone's throw from the bustling town centre and a short walk to beautiful Cheshire countryside! Aside from the most amazing views to the front, internally you will find well presented accommodation accessed off a welcoming reception hallway. The three bedrooms are all generous doubles with plenty of wardrobe space and the master enjoys an en suite. The family bathroom is currently under renovation and is sure to be another jewel in the crown of this wonderful home. The palatially sized lounge is perfect for relaxing or entertaining family and friends, whilst the dining room is a communal hub of the home! There's also a useful study that brings this property to an impressive three reception rooms...and we haven't even mentioned the huge dining kitchen! This space is a generous area comprising a fully fitted kitchen area along with a breakfast room and family area...and a pantry/utility! Outside lies an attractive driveway for several cars leading to a secure garage (housing a new gas boiler!). Landscaped gardens surround this wonderful home and it's worthy of note that the rear gardens are vast and enjoy a private wooded backdrop.

A moments stroll from the property will find you at the local beauty spot of Astbury Mere whilst a little further and you'll arrive at a wealth of amenities, commuter links, schools and much much more!  
Offered for sale with NO ONWARD CHAIN, this delightful home really is a true credit to the current owners, and we are just convinced you will love it as much as we do; so call us now to book your bespoke viewing appointment!

**Entrance hall**

**Dining room 18'4" x 11'9" (5.60 x 3.60)**

**Lounge 21'11" x 13'9" (6.70 x 4.20)**

**Kitchen 12'1" x 9'6" (3.70 x 2.90)**

**Breakfast room 12'1" x 7'10" (3.70 x 2.40)**

**Family room 11'9" x 11'9" (3.60 x 3.60)**

**Study 11'9" x 8'6" (3.60 x 2.60)**

**Utility 11'9" x 4'7" (3.60 x 1.40)**

**Bedroom one 18'8" x 10'9" (5.70 x 3.30)**

**En suite**

**Bedroom two 17'8" x 7'10" (5.40 x 2.40)**

**Bedroom three 15'5" x 14'5" (4.70 x 4.40)**

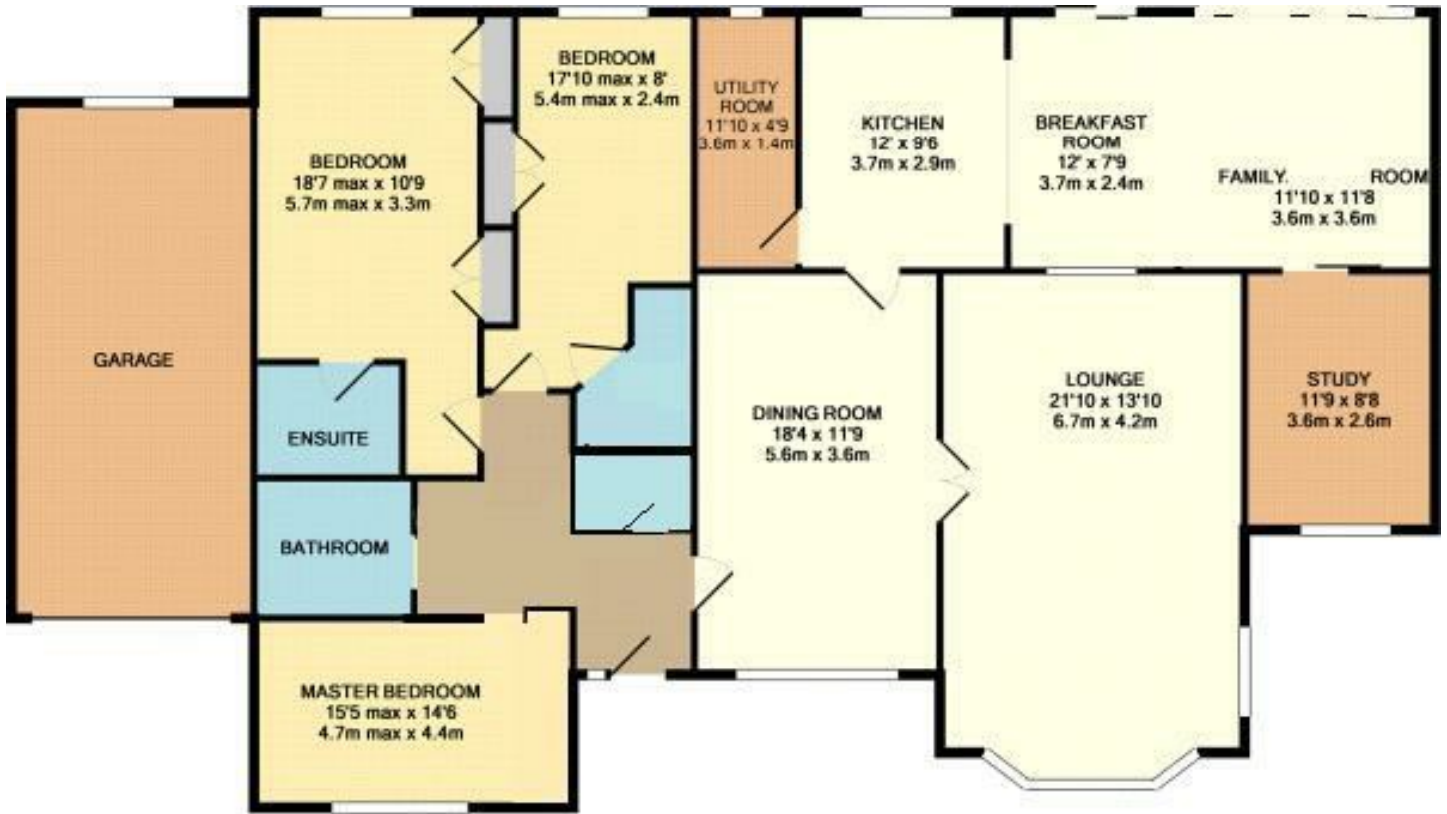
**Bathroom**

**Garage**

**Driveway**

**Gardens front and rear**

## Floor Plan



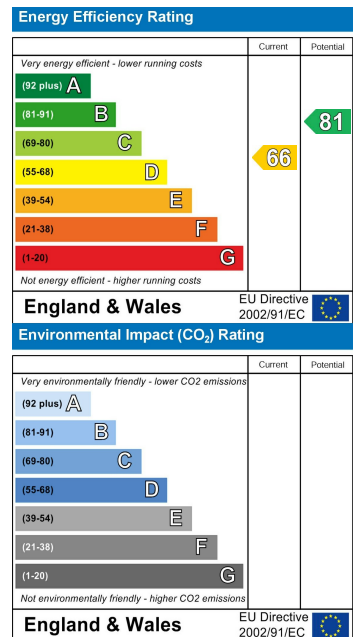
TOTAL APPROX. FLOOR AREA 1968 SQ. FT. (182.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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