



## 16 Oak Tree Avenue, Congleton, CW12 4QF

### Offers In The Region Of £475,000

No chain!!!

Sit proudly on the edge of the already established 'Loachbrook Meadow' development, this high quality home has been relatively recently constructed and is of extremely high standards throughout. The home is well appointed, and of a very family friendly design, with a pleasant layout that's designed with a modern lifestyle in mind. The ground floor enjoys a tasteful bay fronted lounge plus a useful snug/home office, guest cloakroom and gorgeous living kitchen whilst upstairs the five bedrooms are all very well proportioned and the master has stylish en suite, but the main feature we believe is the striking living/dining kitchen with its contemporary style and design, it flows perfectly from the main lounge, to the entrance hall and even out into the large rear garden! This room is sure to be where you'll spend many happy hours entertaining family and friends, whatever the weather. The rear gardens are a triumph! Beautifully landscaped and well thought out, there are various decked seating areas, private patio space and feature lawns. Completing the whole package is ample parking and a useful garage. It's well worthy of note that the views to the front of the home are beautiful and sure to change with every season.

Locally there are a number of great amenities, well regarded schools (primary and secondary), commuter links and abundant countryside all within easy walking distance.

This really is a great home that we just know you'll love so watch our guided video tour, view our photos and floor plan then call us here at Chris Hamriding Estate Agents now to book yourself that all important viewing!

## Hallway

Kitchen/dining area 26'2" x 11'9" (8.00 x 3.60)

Sitting room 19'0" x 12'5" (5.80 x 3.80)

Study 8'3" x 6'11" (2.54 x 2.12)

## Stairs and landing

Bedroom one 12'8" x 11'8" (3.88 x 3.57)

Bedroom two 9'11" x 9'10" (3.03 x 3.00)

Bedroom three 12'0" x 8'10" (3.68 x 2.70)

Bedroom four 10'2" x 9'8" (3.10 x 2.97)

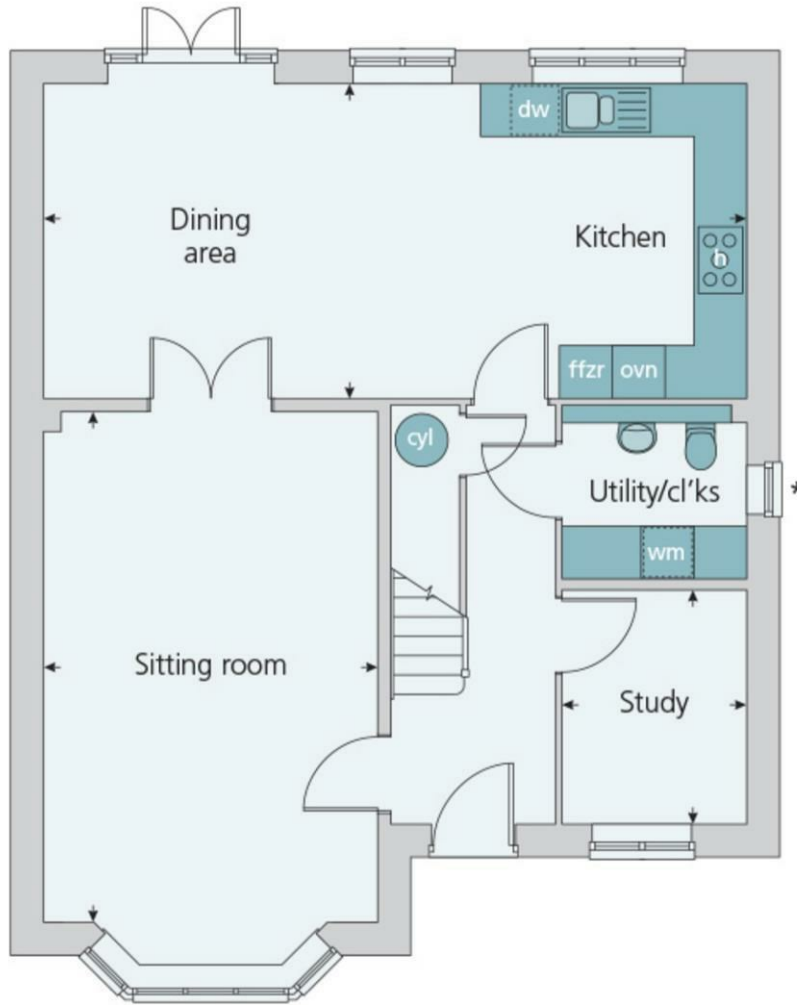
Bedroom five 10'2" x 7'1" (3.10 x 2.18)

## Driveway

Gardens to rear



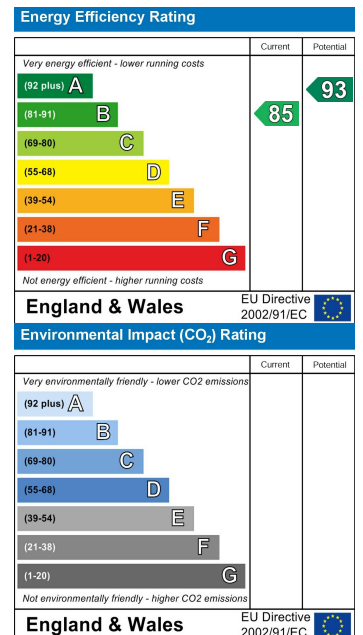
## Floor Plan



## Area Map



## Energy Efficiency Graph



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