



## 3 Mardale Close, Congleton, CW12 2DQ

### Offers Over £445,000

Take a moment to enjoy our guided video tour of this hugely spacious and very well presented detached home, you will not be disappointed!

Sit proudly within an exclusive cul de sac in an established residential area, this attractive home exudes an understated kerb appeal that fits oh so well with the neighbouring properties. Having been a very capable family home for many years, this property has been recently upgraded throughout and boasts plenty of internal accommodation with mature landscaped gardens enjoying a great degree of privacy! Inside, the accommodation is well proportioned and very spacious. All rooms are pleasantly decorated and of particular note is the breakfast kitchen that's sure to be the hub of the home with it's huge island, stylish units and luxury appliances! The accommodation is flexible too, there are four bedrooms and two tasteful bathrooms to the first floor whilst on the ground floor there's a lounge/dining room plus useful access into the integral double garage that also houses plumbing for utilities. We feel the impressive layout could suit a number of discerning buyers needs very well indeed. As well as the attractive gardens, the driveway is vast which gain, is perfect for busy families!

Locally, the area is the perfect mix of town and country having easy access to shops, schools, commuter links and abundant countryside, thus making this home an ideal option for the upsizeing family.

Don't just take our word for it, read on to find out more then view our video, photos and floor plan before call into the experts here at Chris Hamriding Estate Agents to book yourself that all important viewing!

**Entrance porch**

**Entrance hall**

**WC**

**Lounge 21'10" x 12'10" (6.66 x 3.93)**

**Dining room 10'10" x 10'1" (3.31 x 3.08)**

**Kitchen 14'1" x 10'10" (4.30 x 3.32)**

**Stairs and galleried landing**

**Master bedroom 12'11" x 10'9" (3.95 x 3.29)**

**En suite**

**Bedroom two 14'6" x 10'8" (4.44 x 3.27)**

**Bedroom three 12'11" x 10'10" (3.96 x 3.31)**

**Bedroom four 12'7" x 10'10" (3.84 x 3.31)**

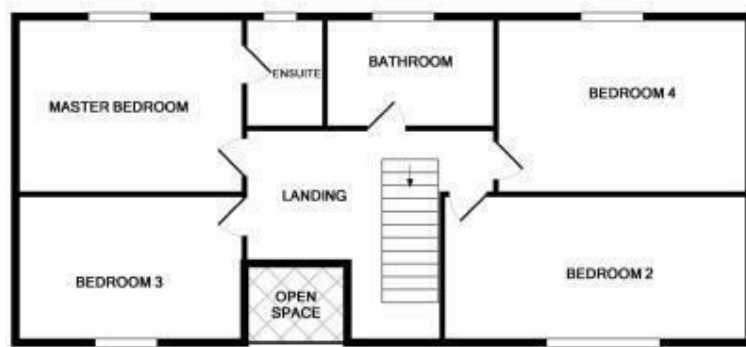
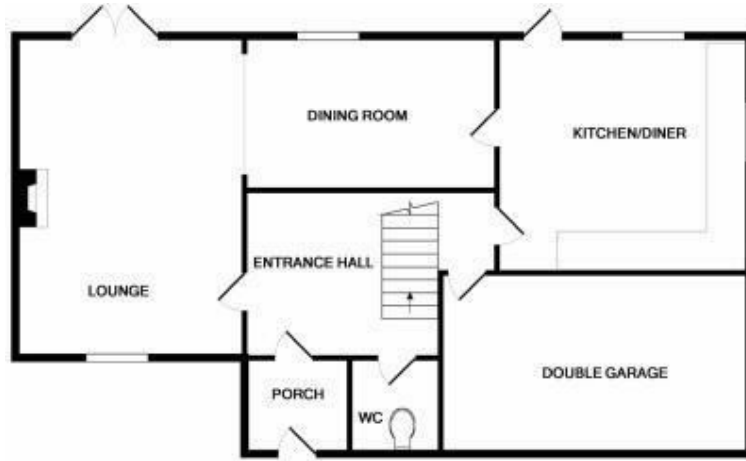
**Bathroom**

**Double garage with plumbing for utilities**

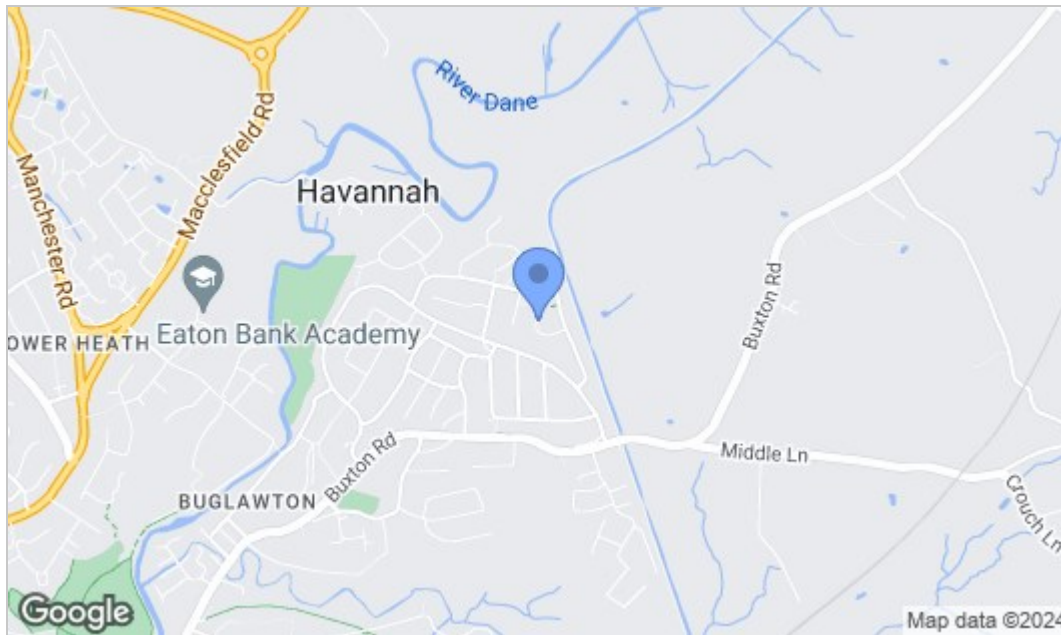
**Driveway and gardens to front**

**Extensive gardens to rear**

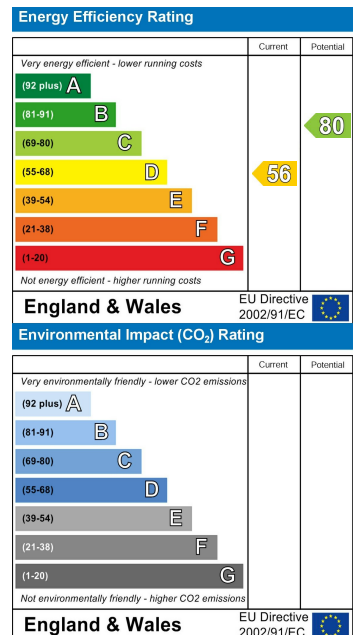
## Floor Plan



## Area Map



## Energy Efficiency Graph



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