



## The Laurels Balterley Grange, Balterley, CW2 5QF

### Offers Around £625,000

Watch our premium guided video tour of 'The Laurels', you will not be disappointed !

Balterley Grange is a luxury bespoke development of just four beautiful homes surrounded by stunning countryside!

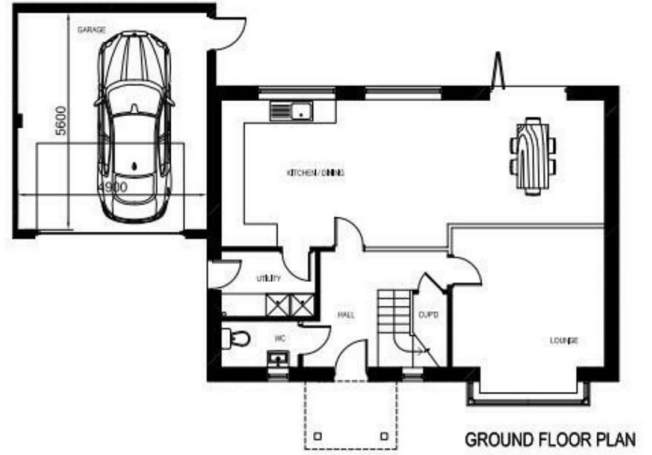
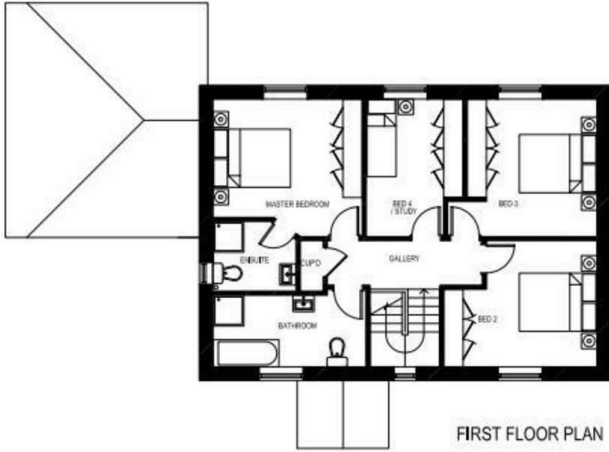
Crafted by artisan builders, this detached residence enjoys a wonderful lifestyle complemented by a most impressive south facing garden that simply must be seen to be believed! The home enjoys high specification fixtures throughout and we truly feel a discerning buyer will want for nothing once your bags are unpacked! Offering four well proportioned bedrooms and two stunning bathroom suites to the first floor, the home could suit a wide range of buyers needs and the ground floor enjoys a comfortable lounge, guest WC, utility room and the most beautiful living kitchen that takes in the stunning views of the aforementioned garden via impressive glazed doors...Simply perfect for entertaining and relaxing in equal measure! Completing the whole package is a generous garage and driveway.

A beautiful home is nothing without a beautiful location and this property really does combine both oh so perfectly! With miles of Cheshire and Staffordshire countryside on your door step, great commuter links to both the north and south are also readily accessed along with good schools in both state and private sector. Country pursuits, leisure activities and the nearby towns of Alsager and Crewe provide a range of lifestyle necessities to suit the most discerning buyers, whatever your lifestyle may be!

View our video, photos and floor plan then call us to book that all important viewing!



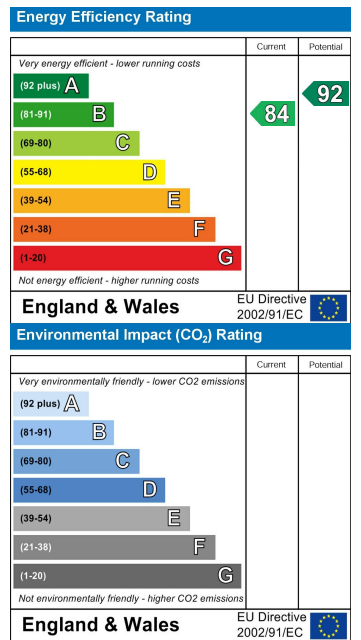
# Floor Plan



## Area Map



## Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



9 High Street, Town Centre, Congleton, Cheshire, CW12 1BN t: 01260 543 999 chrishamriding.co.uk  
sales@chrishamriding.co.uk lettings@chrishamriding.co.uk

