



## 10 Davenshaw Drive, Congleton, CW12 2FP

### Offers In The Region Of £345,000

This fabulously presented detached family home sits in a very enviably position within a hugely popular residential development that boasts luscious green spaces and views over the River Dane towards the hugely attractive Congleton Park! Boasting four bedrooms and two bathrooms to the first floor, every window you look through enjoys pleasant views of the handsome neighbourhood and the quaint village green to the front. On the ground floor, families are well catered for with a large living room having access straight into your lovely gardens, a fully fitted 'NEFF' dining kitchen that's ideal for entertaining family and friends, a separate utility room and a useful guest WC. Outside you have gardens to three sides, a generous driveway and a the rare, valuable benefit of a detached garage!

The bustling town centre of Congleton is moments away offering its array of amenities and leisure activities along with brilliant schools, great commuter links and much, much more!

This really is a home that's just ready and waiting for new owners to come along and make it their own so read on to find out more, view our video, photos and floorplan...then call us here at Chris Hamriding Estate Agents to find out more...and more importantly....book yourself a viewing!

**Entrance Hall**

**Cloakroom / WC**

**Living Room 18'3" x 10'7" (5.57m x 3.25m )**

**Kitchen / Dining Room 18'2" x 10'8" maximum  
(5.54m x 3.26m maximum)**

**Utility Room 4'8" x 6'0" (1.44m x 1.83m )**

**Landing**

**Master Bedroom 9'6" x 10'10" (2.91m x 3.32m )**

**En-Suite**

**Bedroom 2 10'9" x 9'11" (3.29m x 3.03m )**

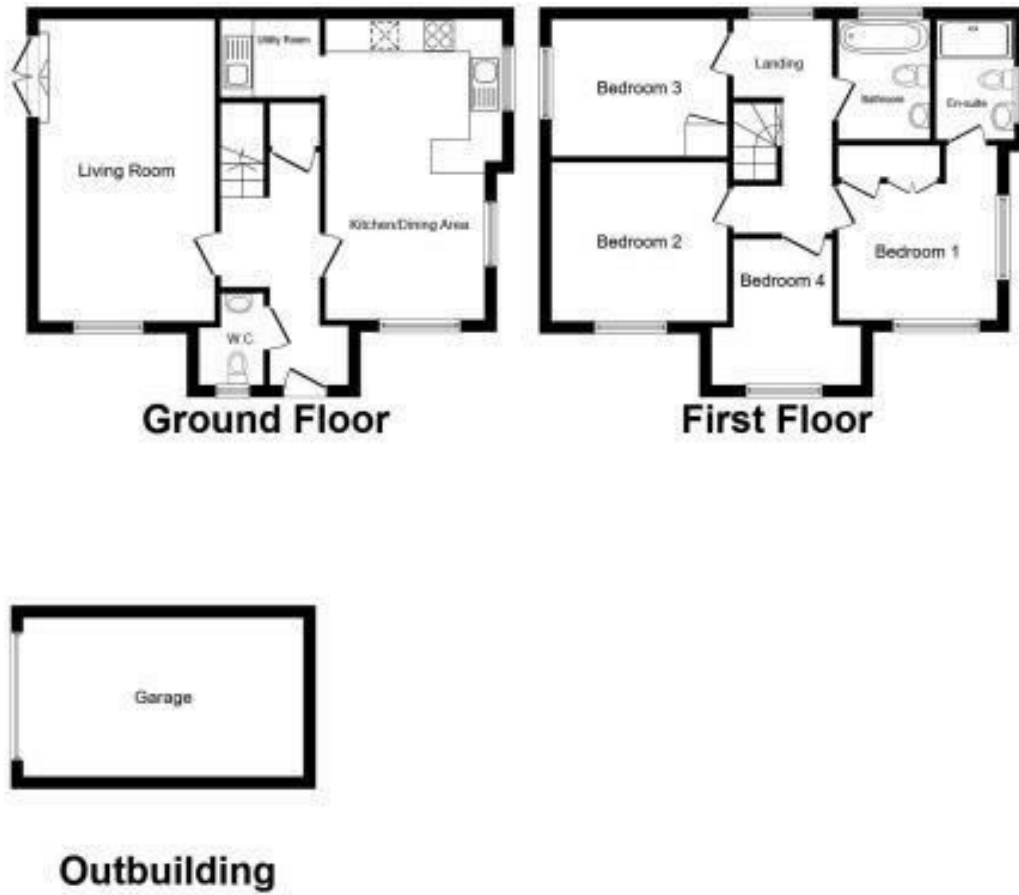
**Bedroom 3 10'9" x 8'0" (3.3m x 2.45m )**

**Bedroom 4 8'2" x 7'3" (2.51m x 2.22m )**

**Bathroom**

**Gardens, garage and driveway**

## Floor Plan

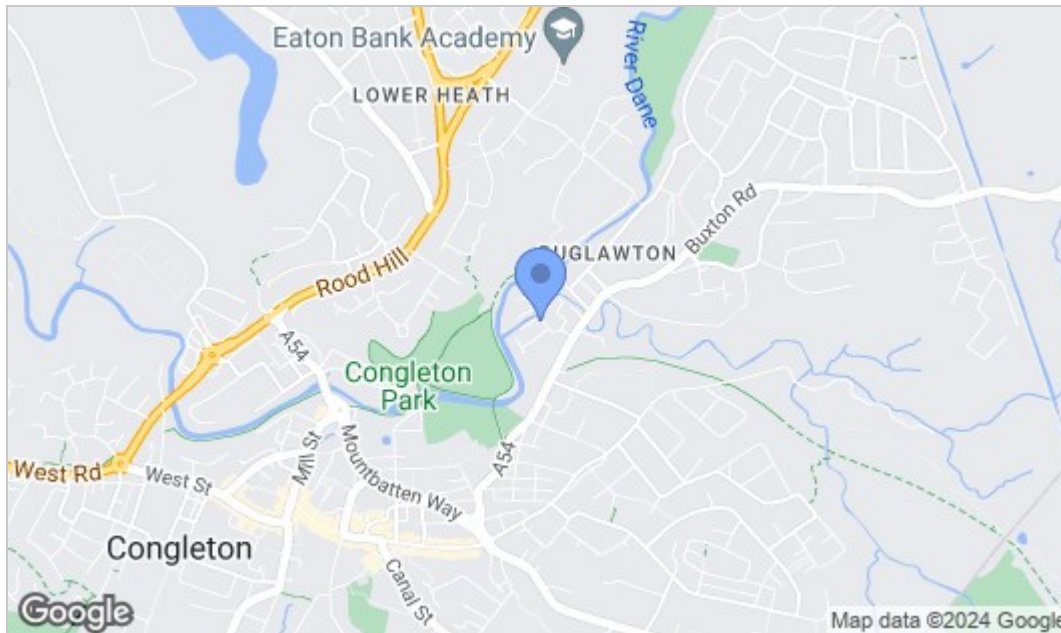


Total floor area 115.0 sq. m. (1,238 sq. ft.) approx

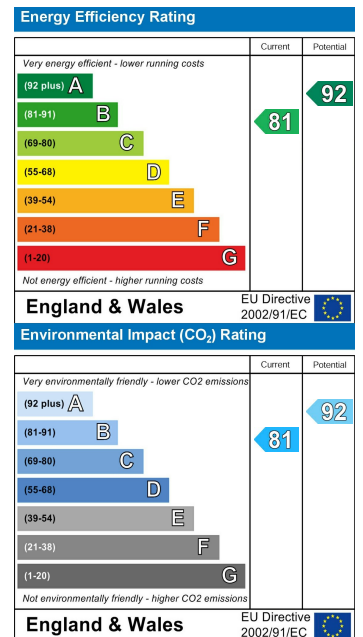
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Area Map



## Energy Efficiency Graph



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