



4 Champion Place, Congleton, CW12 4GX

Offers In The Region Of £430,000

Sat proudly within an exclusive residential area, this attractive and much improved extended home is a shining example that we are sure will appeal to discerning buyers looking for a home that's ready to enjoy from the moment you arrive! Before we talk about the property itself, we feel it's crucial to speak of just how amazing the location is...Sited on a bespoke development that sits next to the stunning Astbury Mere Country Park, the property in question is quite literally 1 minutes walk to the waters edge, perhaps 2 minutes if you're at a more leisurely pace! This proximity to such a natural beauty spot is a real advantage and perfect for dog walkers, joggers, families...just about anyone really! As well as the surrounding natural beauty, the A34 is a stones throw away giving great commuter access to both north and south. The property itself is an extremely well presented and very well proportioned home set across two floors with the addition of a useful garage, driveway and the most amazing landscaped rear gardens that have to be seen to be believed! The extended ground floor welcomes you into a generous reception hall and gives access to a guest cloakroom, comfortable lounge and large dining kitchen with utility room and architecturally designed living space backing onto the aforementioned gardens. Up on the first floor all four bedrooms are a great size and enjoy lovely views whilst the master enjoys a luxurious en suite shower room, the remaining bedrooms are serviced by an equally impressive family bathroom.

The local area gives great access to useful amenities, shops, primary & secondary schools plus much much more and there really are so many good things to say about this home we could talk for hours! Take a few moments to watch our informative video tour, view our photos and floor plan then call the Congleton Town & Country experts here at Chris Hamriding Estate Agents to book that all important viewing, you won't be disappointed!

Hall

Lounge 12'11" x 12'5" (3.94 x 3.81m)

WC

Dining kitchen 19'5" x 10'5" (5.93 x 3.19m)

Utility

Garden room 18'0" x 8'9" (5.51 x 2.67m)

Stairs and landing

Bedroom one 12'10" x 11'6" (3.93 x 3.53m)

Ensuite

Bedroom two 10'4" x 9'5" (3.15 x 2.89m)

Bedroom three 8'11" x 10'8" (2.72 x 3.27m)

Bedroom four 8'4" x 8'5" (2.56 x 2.58m)

Bathroom

Garage

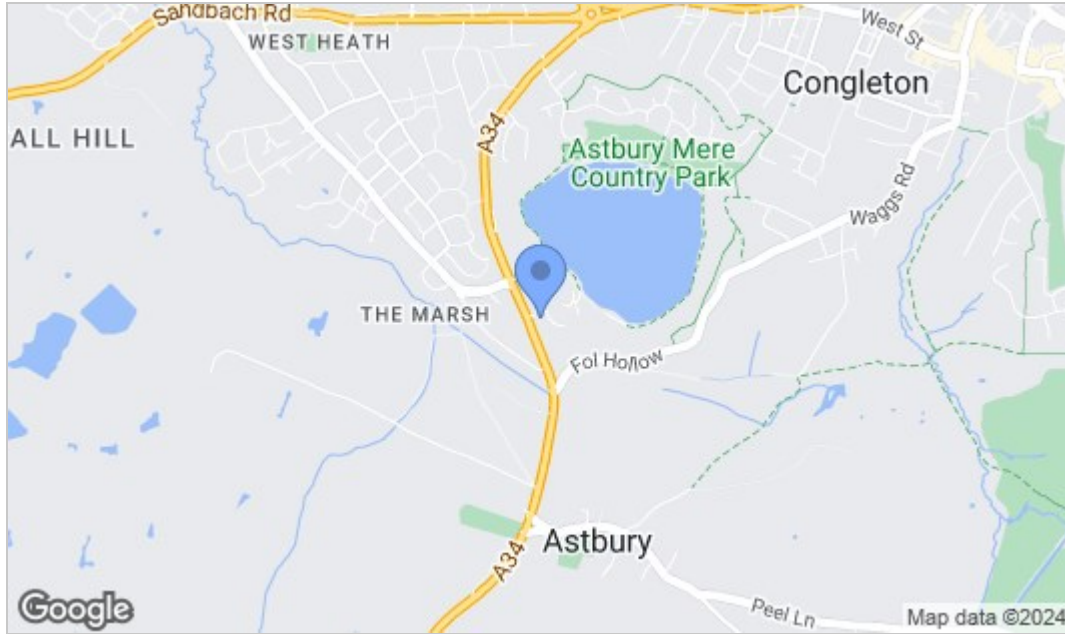
Driveway

Gardens

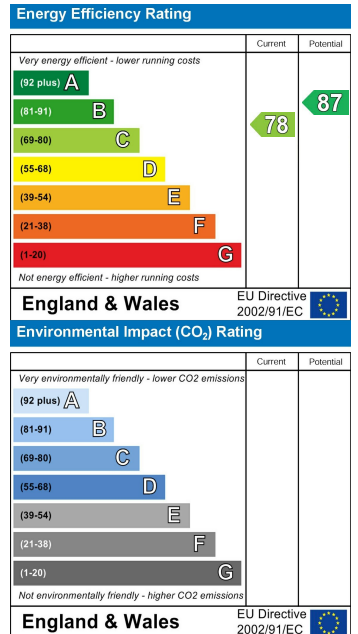
Floor Plan



Area Map



Energy Efficiency Graph



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