



## 15 Davenshaw Drive, Congleton, CW12 2FP

### Offers In The Region Of £375,000

This amazing home is best appreciated via the wonderful guided video tour that really highlights the unique beauty of its location so take a few moments to view, you won't be disappointed!

Quite literally tucked away in a quiet and leafy corner of a very handsome residential development, this spacious detached property exudes kerb appeal and is a home to be proud of. Every window you gaze from enjoys the most picturesque woodland views and if you listen carefully you'll hear the River Dane blissfully running between the trees, simply stunning! Inside the home is equally as impressive and the tastefully decorated rooms can be enjoyed from the moment you turn the key! Briefly the accommodation comprises; Entrance hall, guest WC, lounge, dining room, breakfast kitchen, utility room, detached garage, four bedrooms and two bathrooms. Accessed from the dining kitchen via double doors is a very pleasant south facing enclosed garden that's perfect for family life whether you're relaxing or entertaining, there's even a hot tub! Completing the whole package is a very generous driveway that leads to the aforementioned garage

Locally, the area is ideal for family life with great shops, leisure facilities, schools and commuter links within very easy reach so don't delay, call the property experts here at Chris Hamriding Estate Agents to find out more and book yourself that all important viewing!

## Hall

Cloakroom/ WC 5'9 x 4'8 (1.75m x 1.42m)

Lounge 15'9 x 11'4 (4.80m x 3.45m)

Breakfast kitchen 14'8 x 10'9 (max) (4.47m x 3.28m (max))

Utility 9'3 x 5'8 (2.82m x 1.73m)

Dining room 9'1 x 9'0 (2.77m x 2.74m)

## Stairs and landing

Bedroom one 16'1 x 11'6 (4.90m x 3.51m)

Ensuite 7'10 x 4'3 (2.39m x 1.30m)

Bedroom two 12'8 x 10'6 (3.86m x 3.20m)

Bedroom three 9'4 x 8'0 (2.84m x 2.44m)

Bedroom four 9'2 x 8'7 (2.79m x 2.62m)

Bathroom 7'2 x 6'0 (2.18m x 1.83m)

## Driveway

## Garage

## Gardens

## Floor Plan



Ground Floor

|                   |                 |                 |
|-------------------|-----------------|-----------------|
| Lounge            | 4850 x 3450mm   | 15'10" x 11'3"  |
| Dining            | 2780 x 2775mm   | 9'1" x 9'1"     |
| Kitchen/Breakfast | 4500* x 3300*mm | 14'9"* x 10'9** |
| Utility           | 2825* x 1750*mm | 9'3"* x 5'9**   |
| Cloaks            | 1750 x 1425mm   | 5'9" x 4'8"     |



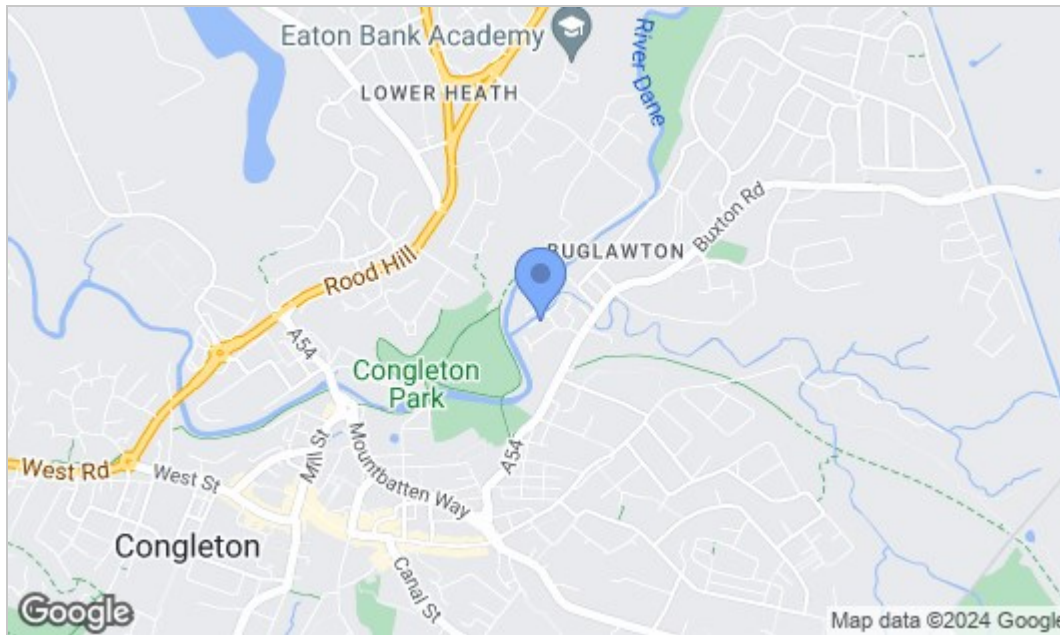
First Floor

|           |                 |                |
|-----------|-----------------|----------------|
| Bedroom 1 | 4870* x 3495mm  | 16'0"* x 11'5" |
| En Suite  | 2420* x 1320mm  | 7'11"* x 4'4"  |
| Bedroom 2 | 3870 x 2910mm   | 12'8" x 9'7"   |
| Bedroom 3 | 2860 x 2420mm   | 9'4" x 7'11"   |
| Bedroom 4 | 2815* x 2600*mm | 9'2"* x 8'6**  |
| Bathroom  | 2220 x 1850mm   | 7'3" x 6'1"    |

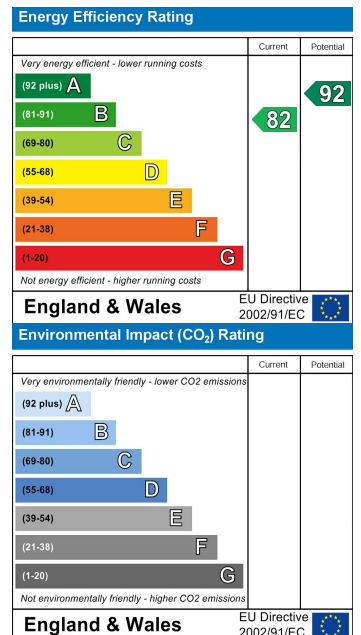
\*Denotes maximum room dimensions excluding any wardrobes

This is a computer generated image of The Malham, elevation treatment may vary. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

## Area Map



## Energy Efficiency Graph



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