



7 Blackfirs Lane, Congleton, CW12 4QG

£1,000,000

Take a few moments to admire this fantastic property occupying a most impressive plot by watching our comprehensive guided video tour!

Having been constructed around a decade ago to bespoke and exacting standards, this vast detached home sits proudly on the exclusive 'Black Firs Lane' and occupies a most generous and established plot surrounded by mature woodland. The property itself has served as a much loved family home and is a true credit to the current owners. The internal accommodation is both immaculately presented and spacious throughout. With a grand and welcoming reception hallway accessing all principal ground floor rooms, the Oak staircase rising to a large galleried landing is a masterpiece. Aside from the three comfortably reception rooms, worthy of note is the living kitchen to the rear; Spanning the width of the home the kitchen enjoys a farmhouse feel with the modern presentation you can expect from a recently built home. The dining/living area opens out into the substantial rear gardens and completing the deal is a separate utility room. Once upstairs, the gallery gives access to four spacious double bedrooms and four beautiful and well equipped bathrooms thus meaning the home lends itself to busy family life very well indeed. Finally, the aforementioned grounds are both very well presented and the rear garden enjoys a great degree of maturity and privacy. The front enjoys gardens, a driveway and useful double garage.

Locally, the home sits perfectly for access to both Congleton town centre and all the benefits of the surrounding countryside whilst also being well placed for handy commuter access to both the north and south as well as great schools at both primary and secondary level.

This is a fabulous home that we are proud and excited to be offering for sale so read on to find out more, view our video, floor plan and photos then contact the town & country experts here at Chris Hamriding Estate Agents to book that all important viewing!

Entrance hall 22'1 x 14'7 (6.73m x 4.45m)

**Family room 13'11 x 13'3 (plus bay) (4.24m x 4.04m
(plus bay))**

Dining room (plus bay) 13'4 x 12'1 (4.06m x 3.68m)

Lounge 21'0 x 14'1 (6.40m x 4.29m)

WC

**Kitchen dining/ living room 28'3 x 15'11 (max)
(8.61m x 4.85m (max))**

Utility room 8'0 x 6'4 (2.44m x 1.93m)

Stairs and landing

Bedroom one 19'5 x 13'3 (5.92m x 4.04m)

Ensuite 14'6 x 8'7 (4.42m x 2.62m)

Dressing room 13'10" x 8'4" (4.23m x 2.55m)

Storage/ dressing room two

**Bedroom two 15'10 x 14'0 (max) (4.83m x 4.27m
(max))**

Ensuite

Bedroom three 13'10 x 13'3 (4.22m x 4.04m)

Ensuite

Bedroom four 13'3 x 12'2 (4.04m x 3.71m)

Ensuite

Driveway and front gardens

Double garage

Generous rear gardens

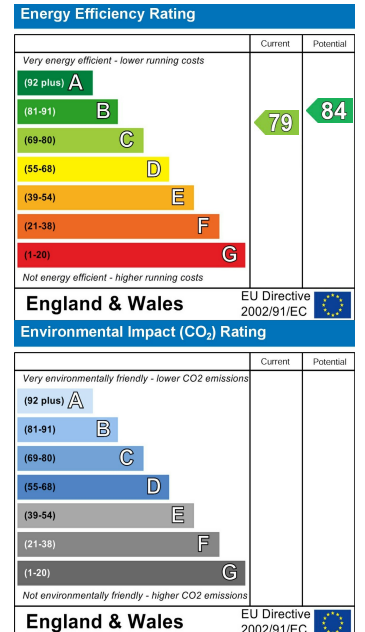
Floor Plan



Area Map



Energy Efficiency Graph



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