

# chris hamriding

lettings & estate agents



## 15 Sweet Briar Court, Congleton, CW12 4GY

Offers In The Region Of £360,000

Located in a popular and bespoke residential area, this attractive 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 this bespoke development that sits next to the stunning Astbury Mere Country Park, the property in question is quite literally 1 minute 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 detached garage, driveway and pleasant rear garden. The 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. 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!

## **Front entrance**

**Hall 14'1" x 9'4" max to include staircase (4.29m x 2.84m max to include staircase)**

## **Cloakroom**

**Lounge 14'4" x 12'9" to bay (4.37m x 3.89m to bay)**

**Dining kitchen 19'5" x 10'5" (5.92m x 3.18m)**

## **Utility**

## **Stairs and landing**

**Bedroom one 11'6" x 9'1" plus wardrobes and door recess (3.51m x 2.77m plus wardrobes and door recess)**

## **Ensuite**

**Bedroom two 10'2" x 9'4" (3.10m x 2.84m)**

**Bedroom three 10'7" x 8'11" (3.23m x 2.72m)**

**Bedroom four 8'4" x 8'3" (2.54m x 2.51m)**

## **Bathroom**

**Detached garage 17'5" x 8'6" internal measurements (5.31m x 2.59m internal measurements)**

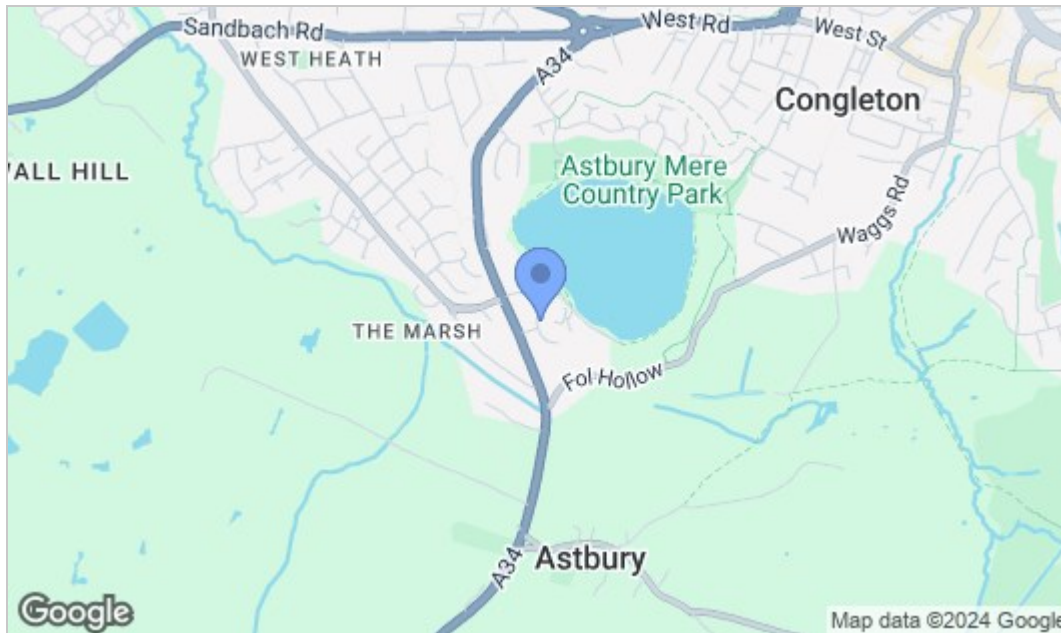
## **Driveway**

## **Rear gardens**

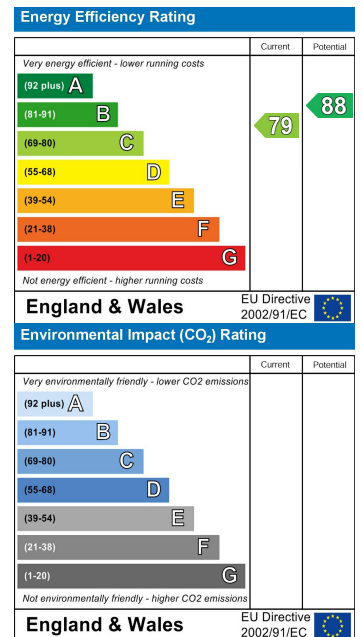
## Floor Plan



## Area Map



## Energy Efficiency Graph



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