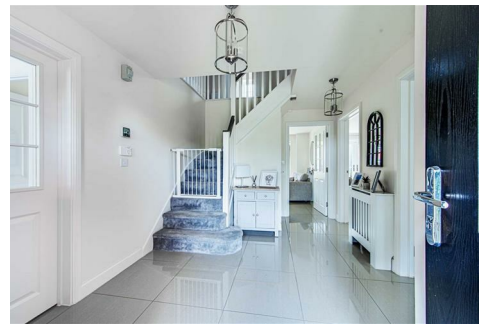


chrishamriding

lettings & estate agents



5 Cypress Grove, Congleton, CW12 4ZD

Offers In The Region Of £640,000

OPEN HOUSE 31ST AUGUST 12:00PM - 1:00PM - Please contact our office for more information.

Take a few moments to watch our video tour of this highly attractive executive family home in a wonderful location!

Situated within an extremely exclusive development in affluent Somerford, this recently constructed property occupies a very generous plot that's made up of a large driveway leading to a most useful detached double garage and beautiful gardens, all enjoying the most amazing leafy outlook! Inside the energy efficient home, the accommodation is very well planned and really is a credit to the developers and indeed the current owners. There are three flexible reception rooms accessed off the welcoming reception hall as well as a superb dining kitchen with doors opening out into the gardens at the rear, a great space for entertaining all day and night! The kitchen also enjoys a separate utility room and the ground floor is completed by a useful guest cloakroom. Upstairs, all five bedrooms are of a generous size and along with the family bathrooms are two further luxurious en suites. This home truly is ready to be enjoyed from the moment you turn the key!

Locally, abundant countryside is on your doorstep whilst brilliant commuter links are provided by good proximity to the Congleton link road, the A34 and the M6 motorway network. Great amenities are within easy reach and well respected schools at both primary and secondary level are well represented thus making this the perfect property for a busy upsizing family looking for their forever home!

Don't just take our word for it, read on to find out more, view our video tour, photos and floor plan then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

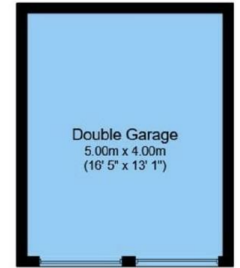
Floor Plan



Ground Floor



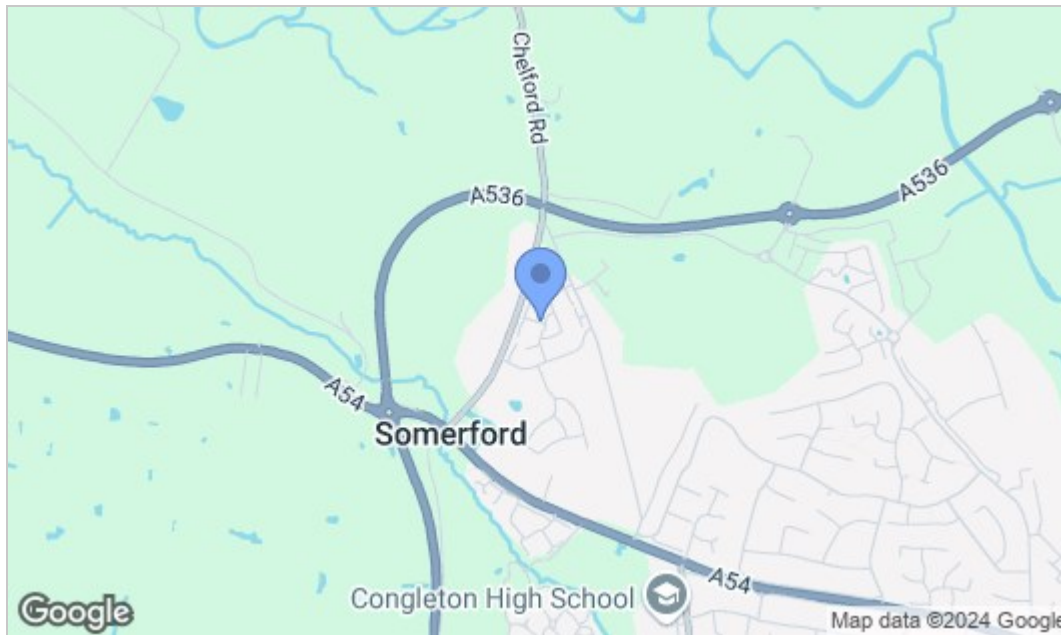
First Floor



Garage

Total floor area 191.5 m² (2,061 sq.ft.) approx

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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