



20 Forge Lane, Congleton, CW12 4HF

Offers In The Region Of £425,000

TAKE OUR FULLY GUIDED VIDEO TOUR OF THIS MAGNIFICENT EXECUTIVE HOME!

Located within an exclusive and highly sought after residential development, this detached family home sits proudly at the head of a quiet cul de sac and exudes kerb appeal! Having been recently constructed, the development is very well thought out and enjoys a leafy woodland view. Inside the home you'll find exceptionally well presented family accommodation across all three floors with many upgrades and a beautiful presentation throughout. The ground floor is simply perfect for family life whether you're entertaining, relaxing or home working. Of particular note is the gorgeous extended dining kitchen that opens into the private patio gardens. Up on the first floor, all three bedrooms here are of a double size and both the en suite and family bathroom are luxurious. Up on the top floor are two further double bedrooms plus a luxury shower room, we feel this is the perfect space for independent teenagers to have their own space! Outside to the front is a handy driveway leading to the garage whilst the rear enjoys the aforementioned garden.

Locally, the property is surrounded by abundant countryside as well as being a moments journey to the plentiful amenities of Congleton, brilliant schools at both primary and secondary level and efficient commuter links.

Read on to find out more, view our video photos and floor plan...then call us here at Chris Hamriding Estate Agents to book a viewing on what we are sure will be your next ideal home!

Hall

WC

Living room 15' x 13'7 (4.57m x 4.14m)

Kitchen/ dining room 25'11 x 12'2 (7.90m x 3.71m)

Orangery 11'3 x 8'3 (3.43m x 2.51m)

Stairs and landing

Bedroom one 14'0 x 10'9 (4.27m x 3.28m)

Ensuite

Bedroom four 13'3 x 9'6 (4.04m x 2.90m)

Bedroom five 12'0 x 7'8 (3.66m x 2.34m)

Bathroom 9'10 x 8'10 (3.00m x 2.69m)

Stairs and landing

Bedroom two 18'7 x 8'10 (5.66m x 2.69m)

Bedroom three 13'7 x 8'6 (4.14m x 2.59m)

Shower room

Garage 20'1 x 11'1 (6.12m x 3.38m)

Driveway

Front and rear gardens

Floor Plan

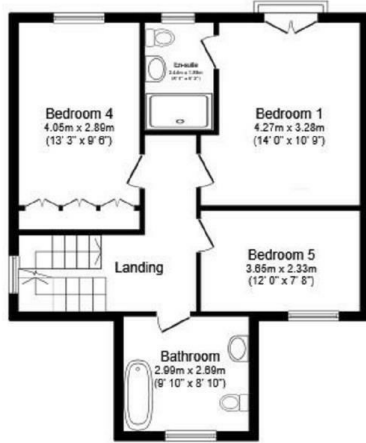
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4G 100%

Total floor area 198.6 sq.m. (2,137 sq.ft.) approx



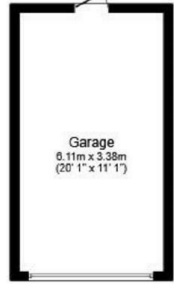
Ground Floor



First Floor

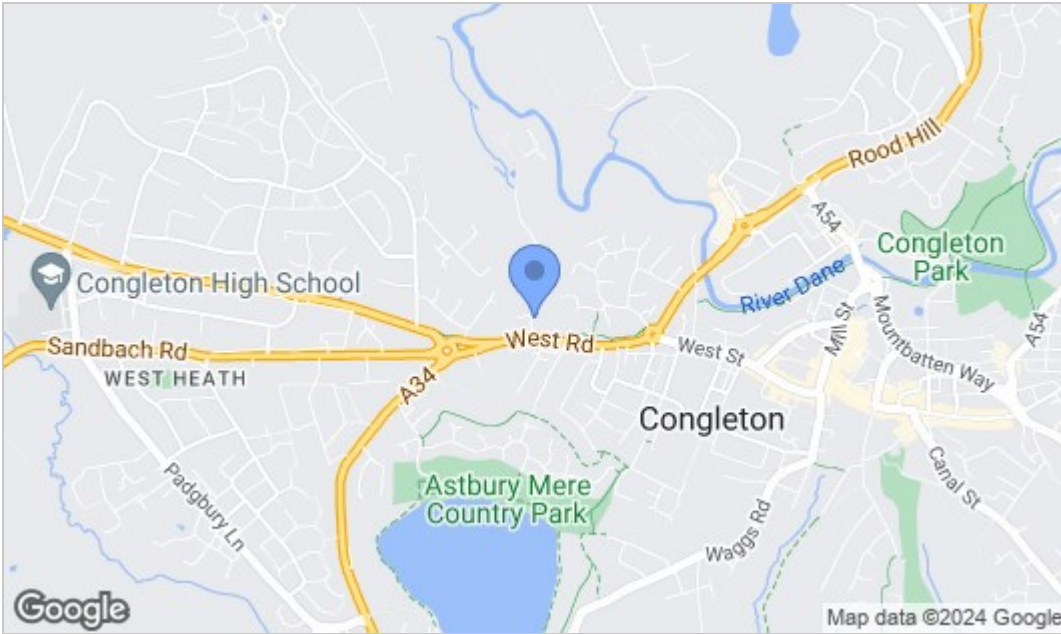


Second Floor

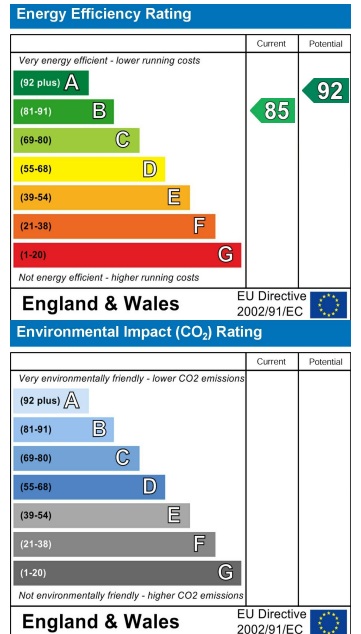


Garage

Area Map



Energy Efficiency Graph



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