

# chris hamriding

lettings & estate agents



## 2 Hinckley Court, Congleton, CW12 4WE

Offers In The Region Of £387,000

Take a few moments to admire this fabulous family home by watching our guided video tour!

Occupying a generous corner plot within a very well-regarded residential development, this spacious property has been vastly improved by the current owner and offers a fabulous lifestyle that's ready to be enjoyed from the moment you step in!

It's a four bedroomed home and all four are really well proportioned with the master being particularly large and boasting a truly luxurious en suite shower room. There's a nice landing and a beautiful family bathroom to service the remaining three bedrooms. The ground floor is truly impressive and welcomes you into a useful entrance hall with a guest cloakroom. The lounge is comfortably large enough for the whole family to relax whilst to the rear is a useful dining room plus an amazing luxury kitchen. Being a corner plot means there are plenty of gardens with the rear enjoying a deep patio and lawns. The remainder of the grounds comprise yet more lawns along with two fantastic driveways, one of which leads to a most useful detached garage and carport thus ticking every box for family living!

Locally you'll find a very handy shopping precinct along with great commuter links, brilliant schools at both secondary and primary level...and endless countryside just a moment away so read on to find out more, view our video, floor plan and photos then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

**Hall**

**WC**

**Kitchen 10'3" x 11'10" (3.14 x 3.61m)**

**Lounge 17'7" x 13'4" (5.37 x 4.08m)**

**Dining room 9'3" x 11'10" (2.83 x 3.62m)**

**Stairs and landing**

**Bedroom one 12'5" x 13'2" (3.80 x 4.02m)**

**Ensuite**

**Bedroom two 9'1" x 13'7" (2.78 x 4.15m)**

**Bedroom three 6'8" x 12'10" (2.05 x 3.92m)**

**Bedroom four 7'3" x 12'10" (2.23 x 3.92)**

**Family bathroom**

**Detached garage 8'3" x 16'11" (2.53 x 5.17m)**

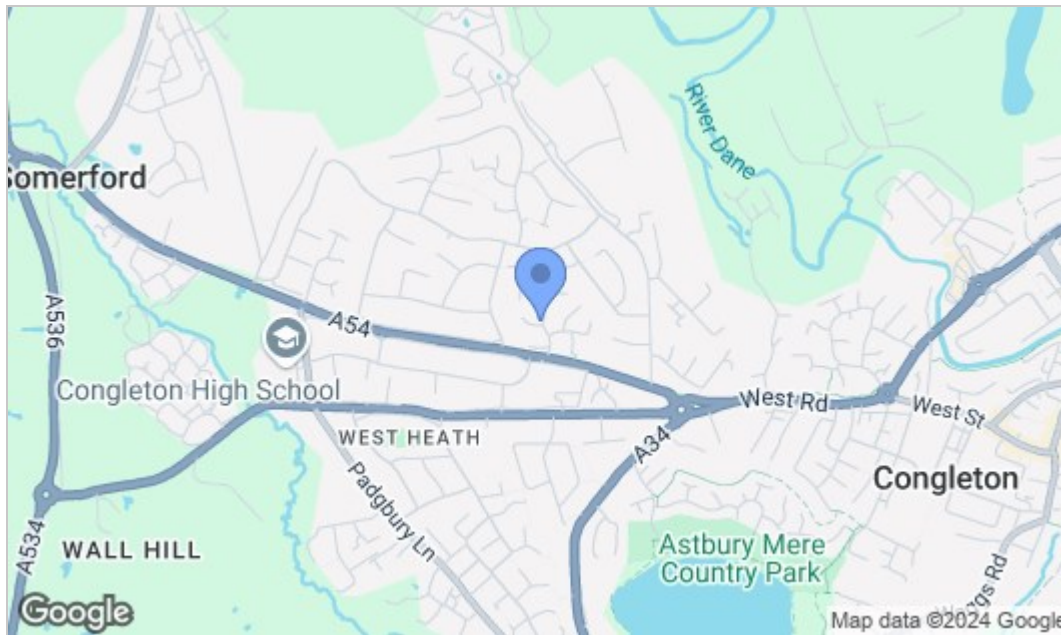
**Driveway**

**Front and rear gardens**

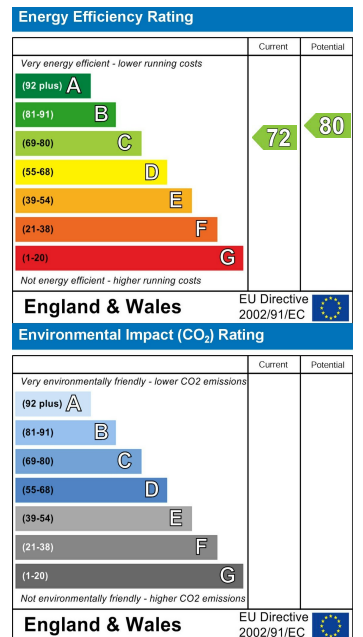
# Floor Plan



# Area Map



# Energy Efficiency Graph



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