

chris hamriding

lettings & estate agents



11 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 in 2005 by highly regarded builders, this vast detached home sits proudly on the exclusive 'Black Firs Lane' and occupies a most generous and established plot with leafy green views. 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 well presented and hugely spacious (almost 4500 square feet!) 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 comfortable reception rooms, worthy of note is the living kitchen to the rear; enjoying a farmhouse feel with the modern presentation you can expect from a recently built home. The dining and living rooms opens out into the substantial rear gardens and completing the deal is a separate utility room. Once upstairs, the gallery gives access to four huge double bedrooms and three beautiful well equipped bathrooms thus meaning the home lends itself to busy family life very well indeed. Finally, the aforementioned grounds are both stunningly presented and the rear garden offers a great degree of maturity and privacy. The frontage boasts a pillared golden gravel 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!

Reception Hall 21'9 x 12'6 (6.63m x 3.81m)

Guest WC 6'4 x 4'8 (1.93m x 1.42m)

Office/ Family Room 20'0 x 16'2 (6.10m x 4.93m)

Lounge 30'0 x 20'2 (9.14m x 6.15m)

Dining room 14'7 x 13'7 (4.45m x 4.14m)

Living Dining Kitchen 21'5 x 16'6 (6.53m x 5.03m)

Utility 16'8 x 6'10 (5.08m x 2.08m)

Stairs and Galleried Landing 22'3 x 11'8 (6.78m x 3.56m)

Bedroom One 23'7 x 20'2 (7.19m x 6.15m)

Walk In Wardrobe 13'2 x 14'4 (4.01m x 4.37m)

En Suite 13'1 x 8'1 (3.99m x 2.46m)

Bedroom Two 22'5 x 20'3 (6.83m x 6.17m)

Jack and Jill Bathroom 12'2 x 6'5 (3.71m x 1.96m)

Bedroom Three 17'4 x 13'6 (5.28m x 4.11m)

Bedroom Four 13'7 x 12'10 (4.14m x 3.91m)

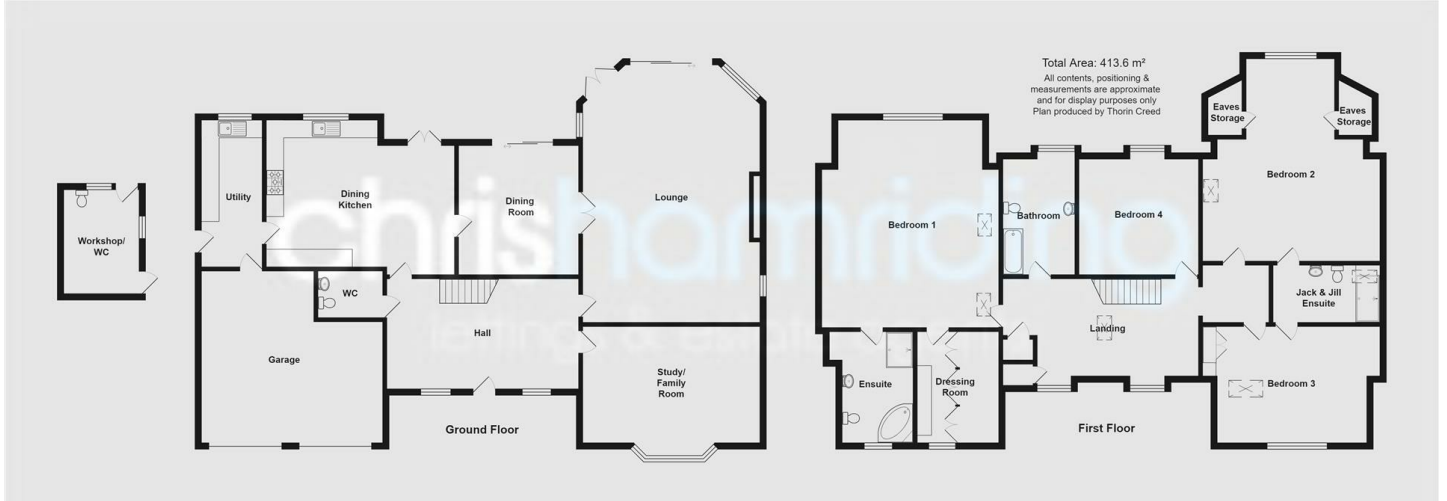
Family Bathroom 14'0 x 8'1 (4.27m x 2.46m)

Driveway

Rear gardens

Integral Double Garage

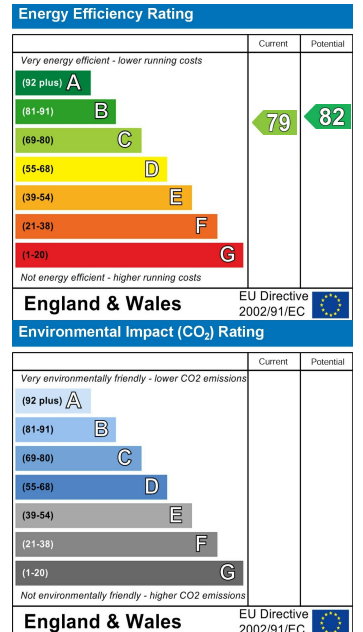
Floor Plan



Area Map



Energy Efficiency Graph



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