

# chris hamriding

lettings & estate agents



## 1 Barnfield Drive, Congleton, CW12 2GQ

Offers In Excess Of £450,000

Take a few moments to view our video tour of this luxurious freehold family home, you won't be disappointed!

Sitting proudly within the affluent Jones Homes development to the north of Congleton, this absolutely stunning detached home offers buyers a lifestyle that's ready and waiting to be enjoyed from the moment you turn the key. Sitting in an enviable position, the home enjoys a pleasant outlook over the handsome street scene and in our opinion is perfect for family life. Inside the home and accessed off a welcoming entrance hall lies a beautiful lounge, a guest cloakroom, an amazing dining kitchen with bifold doors leading straight into the incredible landscaped rear gardens that also feature a summer house with power and lights! This kitchen dining area is sure to be the hub of the home and is just perfect for entertaining both family and friends all day and all night! Up on the first floor there are four very well proportioned and stunningly presented bedrooms, the master has a stylish en suite shower room and the family bathroom is equally as tasteful.

Locally, abundant countryside is on your doorstep as are great commuter links to both north and south. Plenty of shops and leisure facilities are within easy reach and brilliant schools are plentiful thus making this home perfect for the upsize family!

Read on to find out more then call the Our friendly team of local experts here at Chris Hamriding Estate Agents to find out more and book that all important viewing!

**Entrance Hall**

**Guest WC**

**Lounge 20'2" x 10'11" (6.15 x 3.34)**

**Kitchen/ Diner 26'10" x 9'7" (8.2 x 2.94)**

**Utility**

**Integral Garage 17'3" x 8'9" (5.27 x 2.67)**

**Stairs and Landing**

**Bedroom One 17'1" x 11'2" (5.21 x 3.41)**

**Ensuite**

**Bedroom Two 13'7" x 9'1" (4.16 x 2.79)**

**Bedroom Three 10'5" x 10'5" (3.2 x 3.2)**

**Bathroom**

**Driveway**

**Front and Rear Gardens**

**Summer house/ Outbuilding**



Floor Plan



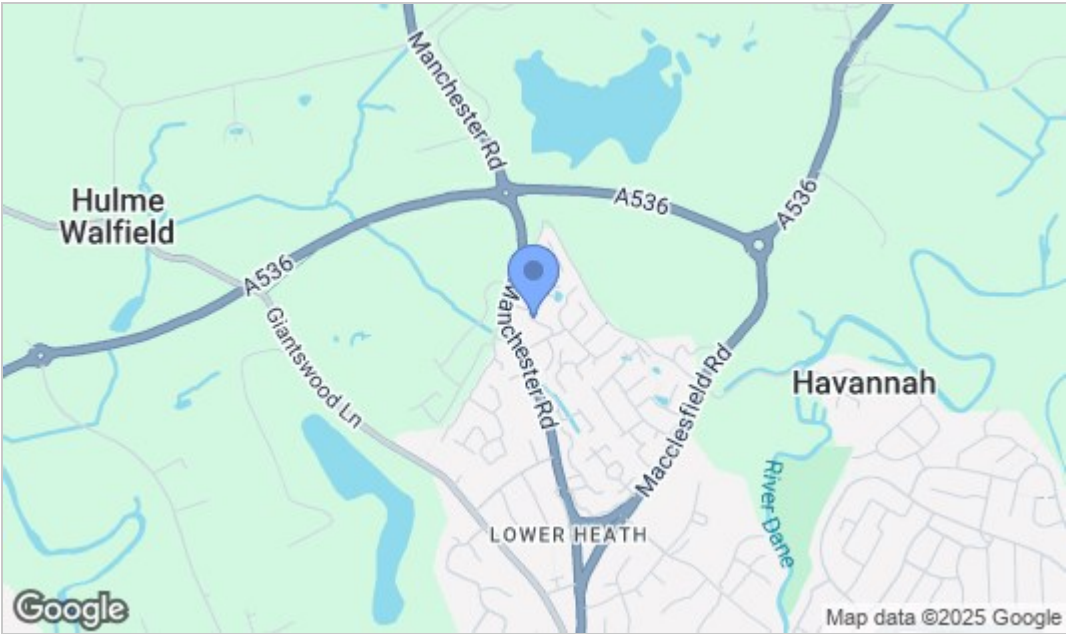
Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.20m x 2.94m	26'11" x 9'8"
Garage	5.37m x 2.67m	17'7" x 8'9"

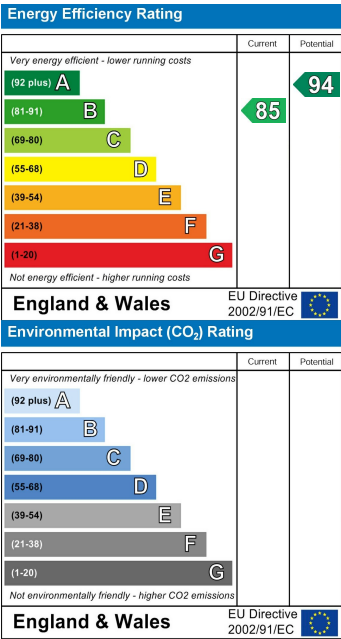
First Floor

Bedroom 1	5.21m x 3.41m	17'1" x 11'2"
Bedroom 2	4.16m x 2.79m	13'8" x 9'2"
Bedroom 3	3.20m x 3.19m	10'6" x 10'5"
Bedroom 4	2.79m x 3.80m	9'2" x 12'6"

Area Map



Energy Efficiency Graph



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