



## 11 Lapwing Drive, Congleton, CW12 2GU

### Offers In The Region Of £360,000

Admire this truly luxurious, home by watching our guided video tour, the location is justfabulous.

Located within a very prestigious development from the highly regarded builder 'Bloor Homes', this freehold property is a home to be proud of and offers perhaps the best views on the estate! Occupying a pleasant and discreet plot, the opportunity has arisen for lucky new owners to enjoy this stylish, family friendly lifestyle from the moment you turn the key. Benefitting from a lovely scheme of decoration, the ground floor is made for entertaining and relaxing all year round with its fabulous dining kitchen, separate utility room and guest WC . When the entertaining's over, the lounge is the perfect place to retire to before heading upstairs to your pick of four luxury bedrooms and two bathrooms! Completing the whole package is a generous driveway leading to a most useful detached garage. Front and rear gardens with various planting options are sure to satisfy families but a short stroll from the home also provides a residents play area! This really is a family home to be proud of.

Locally, great commuter links to the north and south are very well catered for with Congletons new link road now fully up and running. Excellent schools at both primary and secondary level are within easy reach as are a wide range of amenities and leisure facilities. Congleton is renowned for its surrounding countryside and this home sits right on the edge of miles of Cheshire finest! Call us here at Chris Hamriding Estate Agents to view!

**Hall**

**WC**

**Lounge 16'11" x 11'1" (5.16m x 3.38m)**

**Dining Kitchen 19'5" x 13'8" (5.92m x 4.19m)**

**Utility 5'8" x 4'1" (1.73m x 1.27m)**

**Stairs and Landing**

**Bedroom One 10'11" x 10'2" (3.33m x 3.10m)**

**Ensuite**

**Bedroom Two 12'7" x 8'5" (3.84m x 2.57m)**

**Bedroom Three**

**Bedroom Four**

**Bathroom**

**Garage**

**Driveway**

**Front and Rear Garden**



Floor Plan

12:44 Wed 10 Jan

90%



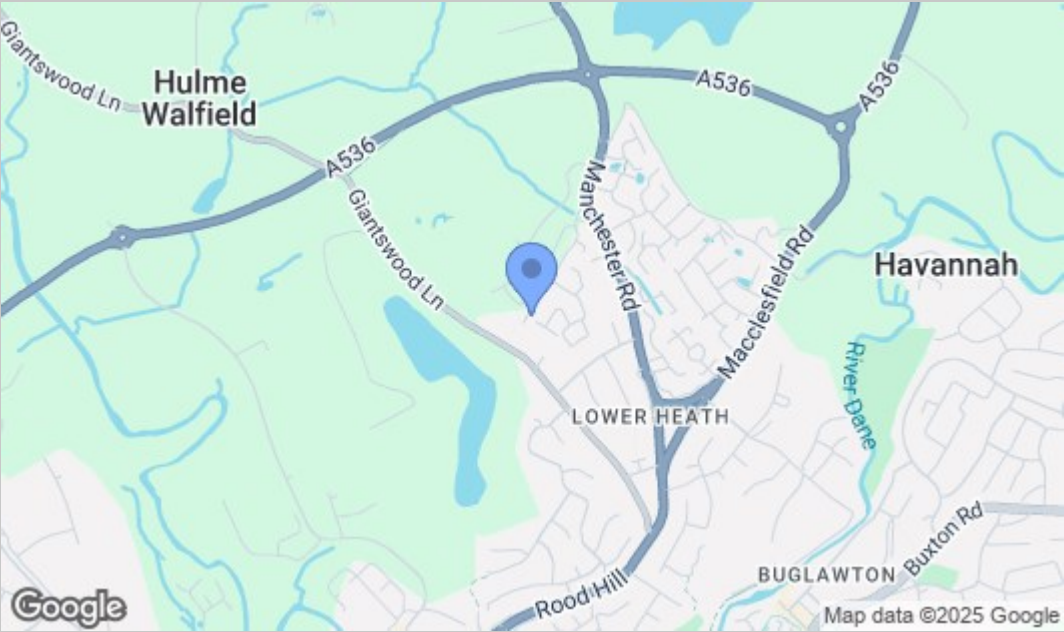
Ground Floor

Mirror image floor plan



First Floor

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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