

# chris hamriding

lettings & estate agents



## 2 Suffolk Close, Congleton, CW12 1SQ

### Offers In The Region Of £375,000

Take a few moments to admire this wonderful home by watching our guided HD video tour!

Sit towards the head of a most desirable cul de sac, this detached property occupies an enviable end plot with lovely gardens to three sides as well as a spacious driveway leading to the useful garage. Inside the home you are welcomed into a roomy entrance hall that flows through to a very well proportioned and very well presented lounge and dining room. Having been extended, the rear of the property really opens up and gives great depth to the accommodation. The dining kitchen is fabulous and enjoys pleasant views over the south facing rear gardens whilst also boasting a handy utility room that gives access into the aforementioned garage. Up on the first floor you'll find a light, bright galleried landing that gives access to all three spacious bedrooms and a tasteful bathroom. We can't stress enough how immaculately presented this home is and we feel it's a credit to the current owners.

Locally, the immediate area is very well regarded as being a quiet and capable residential area that always proves a hit with buyers. Just a stones throw from the property in question and you will be amidst a myriad of countryside walking routes. Great commuter access to both north and south are also a moment away, especially as the newly opened Congleton Link Road is nearby. The local town centre offers all the amenities and leisure facilities you could need and superb schools at both primary and secondary level are all within walking distance thus making this a wonderful home for a wide range of buyers.

Read on to find out more, view our video, photos and floor plan then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

**Entrance hall**

**Lounge 14'9" x 12'10" (4.52 x 3.92)**

**Dining room 20'2" x 10'11" (6.17 x 3.35)**

**Dining kitchen 20'2" x 10'8" (6.17 x 3.27)**

**Utility room 10'5" x 5'10" (3.2 x 1.80)**

**Stairs and landing**

**Bedroom one 14'11" x 12'10" (4.55 x 3.92)**

**Bedroom two 13'11" x 9'11" (4.25 x 3.03)**

**Bedroom three 9'10" x 6'11" (3.02 x 2.11)**

**Family bathroom**

**Integral garage 18'0" x 10'5" (5.5 x 3.2)**

**Driveway and gardens to front**

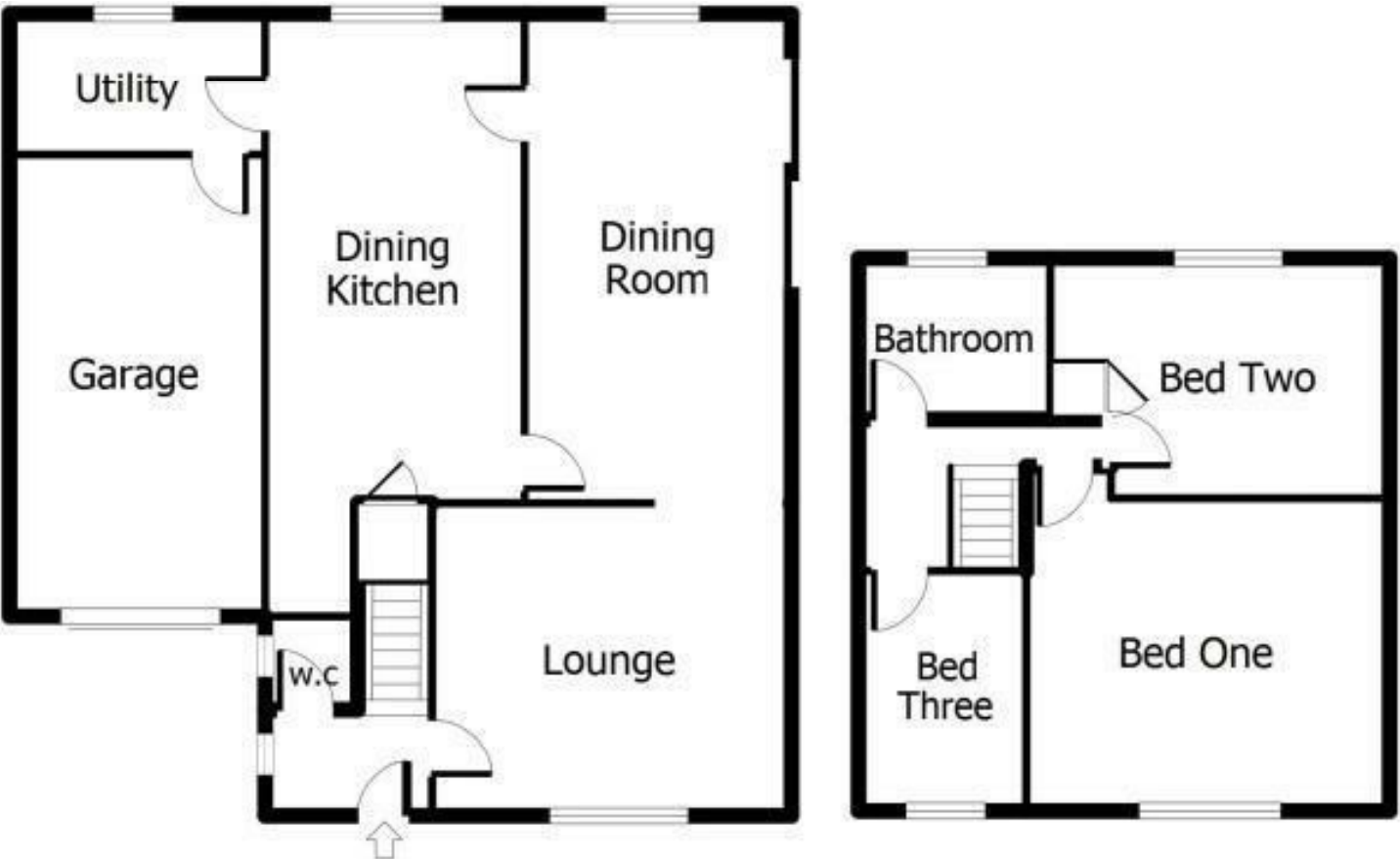
**Gardens to side and rear (southerly facing rear)**

**Declaration of interest**

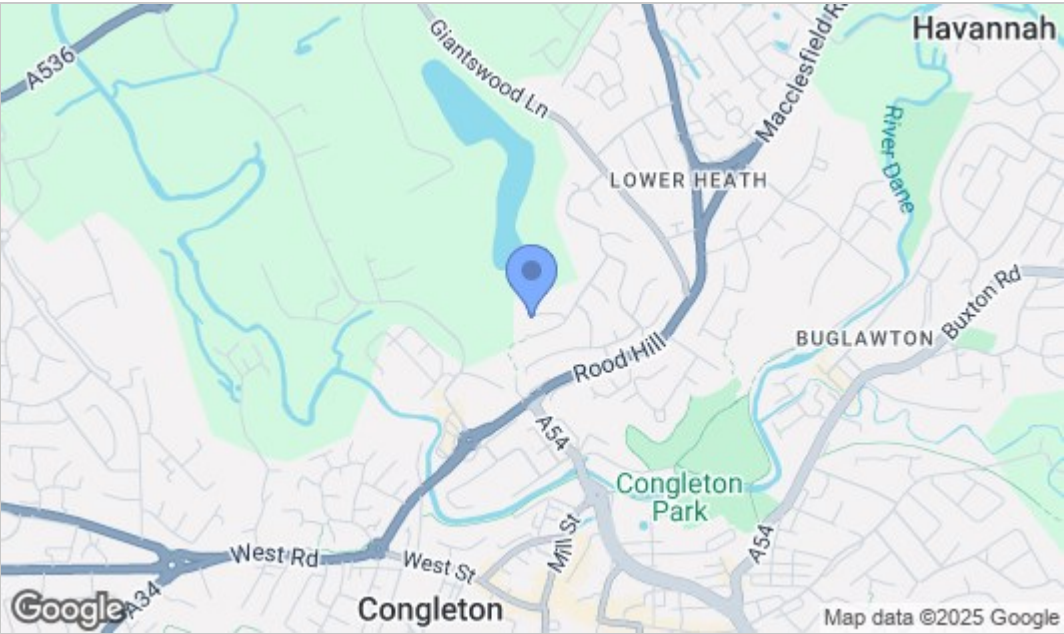
Under terms contained within the Estate Agents Act we wish to inform all potential buyers that this property is owned by an associate of Chris Hamriding Estate Agents



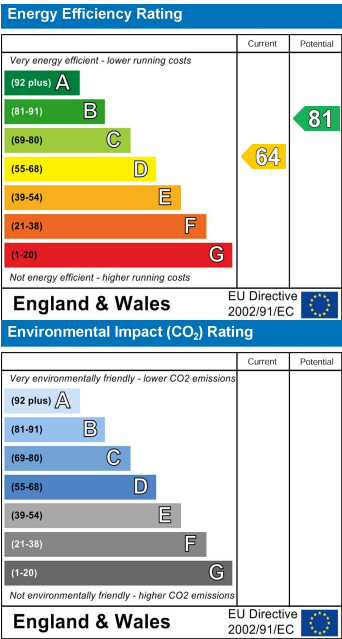
Floor Plan



Area Map



Energy Efficiency Graph



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