

# chris hamriding

lettings & estate agents



## 9 Granary Lane, Congleton, CW12 1TU

**£439,995**

Welcome to Woodland Manor, a beautiful new housing development by Castle Green Homes nestled alongside the picturesque River Dane in Congleton, Cheshire. Offering a stunning selection of 3 and 4 bedroom homes, Woodland Manor combines modern living with the tranquil charm of waterside living. The development is designed to provide a welcoming community atmosphere, featuring unique yet stylish homes that blend seamlessly into the natural landscape. With its exceptional location and thoughtfully designed properties, Woodland Manor is the perfect place to call home.

This stunning 3-bedroom home, with en-suite bathrooms for every bedroom, is thoughtfully designed to suit modern living. Step into the airy hallway and discover the spacious lounge, where a large bay window floods the room with natural light, creating a warm and welcoming atmosphere. At the rear of the property, you will find the spacious open-plan kitchen and dining area. A separate utility room and cloakroom add practicality, while the integrated single garage provides added storage space. Upstairs, the luxurious primary bedroom boasts a dressing area and an elegant en-suite bathroom. Bedroom two also enjoys its own en-suite, making it ideal for older children or visiting guests. The third bedroom, equally generous in size, is complemented by an en-suite, offering everyone their own private retreat. Could the Wentworth Lifestyle be your perfect home in Congleton?

## **Woodland Manor**

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**Lounge 16'3 x 10'11 (4.95m x 3.33m)**

**Clockroom 6'5 x 3' (1.96m x 0.91m)**

**Kitchen/ Dining/ Family 11'6 x 25'4 (3.51m x 7.72m)**

**Utility 6'5 x 5'11 (1.96m x 1.80m)**

**Garage 18'1 x 8'11 (5.51m x 2.72m)**

**Bedroom one 11'6 x 10' (3.51m x 3.05m)**

**Dressing area 7'11 x 7'1 (2.41m x 2.16m)**

**Ensuite 8'6 x 4'7 (2.59m x 1.40m)**

**Bedroom two 12'10 x 10'11 (3.91m x 3.33m)**

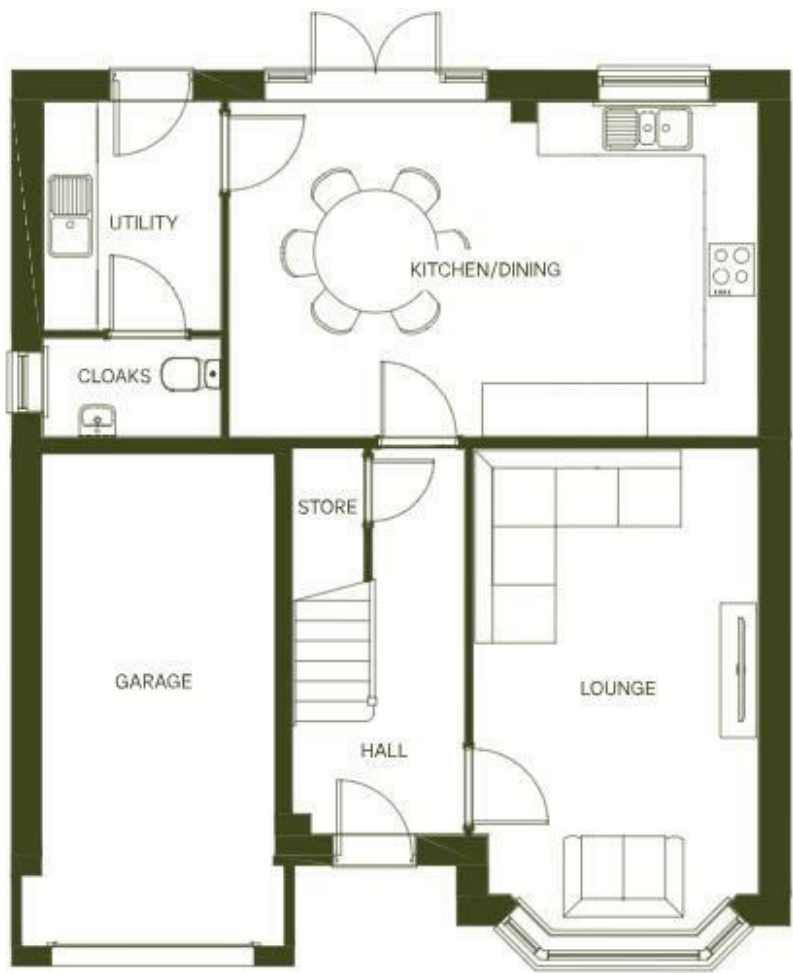
**Ensuite two 8'9 x 4'7 (2.67m x 1.40m)**

**Bedroom three 14'6 x 9'3 (4.42m x 2.82m)**

**Ensuite three 8'3 x 6'2 (2.51m x 1.88m)**



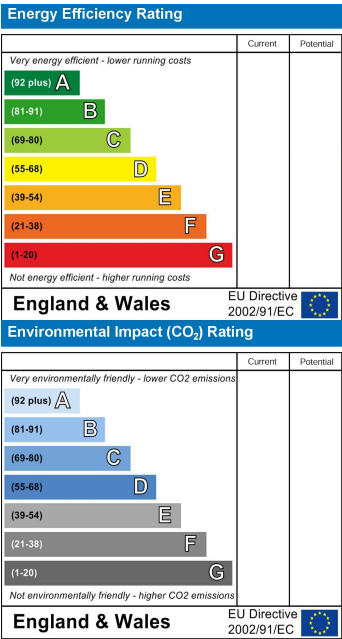
Floor Plan



Area Map



Energy Efficiency Graph



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