

# chris hamriding

lettings & estate agents



## 37 Giantswood Lane, Congleton, CW12 2HQ

### Offers In The Region Of £745,000

This wonderful detached property offers huge amounts of amazing family accommodation as well as beautiful grounds. Take a moment to view our fully guided video tour to enjoy everything on offer!

Homes of this nature are a real rarity in today's busy marketplace and the property in question sits proudly within a well-established area of the town. Inside the home you are welcomed by a grand reception hall that gives access to plenty of well-proportioned and very well-presented accommodation. There are two formal sitting rooms, a breakfast kitchen, utility room, office/playroom and a beautiful conservatory overlooking the delightful rear gardens. Up on the first floor a spacious landing gives access to all of the double bedrooms, two of which have lovely en suite facilities and there's also a very tasteful family bathroom. As well as the five double bedrooms there's the useful addition of a box room/dressing room. Throughout the home there are beautiful design touches inspired by the Arts & Crafts period and these touches are of course the perfect complement to the home's attractive kerb appeal! Outside, there's a fantastic 'in & out' driveway to house several vehicles and it leads to the spacious garage that has the added bonus of a workshop at the rear! To the rear of the home is a sight to behold, gorgeous patio areas and mature lawned gardens are just perfect for family life and can be enjoyed all day long, all year round! It's worthy of note that these gardens offer a great degree of privacy.

Locally, the bustling market town of Congleton provides all the amenities and leisure facilities you may need along with fantastic schools at both primary and secondary level. For the commuter, Congleton's new link road is a short drive away and ensures great links to both north and south making this ideal for the upsize busy family. Finally, no matter which way you turn from this home, you'll find abundant Cheshire countryside just moments away!

Call us now to view!

**Entrance hall 15'1" x 6'6" (4.6 x 2.0)**

**Guest cloakroom**

**Lounge 15'10" x 15'7" (4.83 x 4.77)**

**Sitting room 16'0" x 15'11" (4.9 x 4.87)**

**Conservatory 13'0" (max) x 28'8" (3.97 (max) x 8.75)**

**Breakfast kitchen 13'11" x 12'8" (4.26 x 3.88)**

**Utility room 15'1" x 10'2" (4.6 x 3.1)**

**Pantry**

**Office/playroom 14'11" x 8'10" (4.55 x 2.70)**

**Garage 5.09 x 3.97**

**Workshop 10'7" 8'4" (3.23 2.55)**

**Stairs and landing**

**Master bedroom 13'9" x 13'5" (4.21 x 4.11)**

**En suite**

**Bedroom two 15'7" x 13'9" (4.76 x 4.2)**

**En suite**

**Bedroom three 15'4" x 13'8" (4.68 x 4.17)**

**Bedroom four 11'3" x 9'0" (3.44 x 2.75)**

**Bedroom five 12'9" x 7'9" (3.89 x 2.38)**

**Box room 6'2" x 3'7" (1.9 x 1.1)**

**Family bathroom**

**In and out driveway to front**

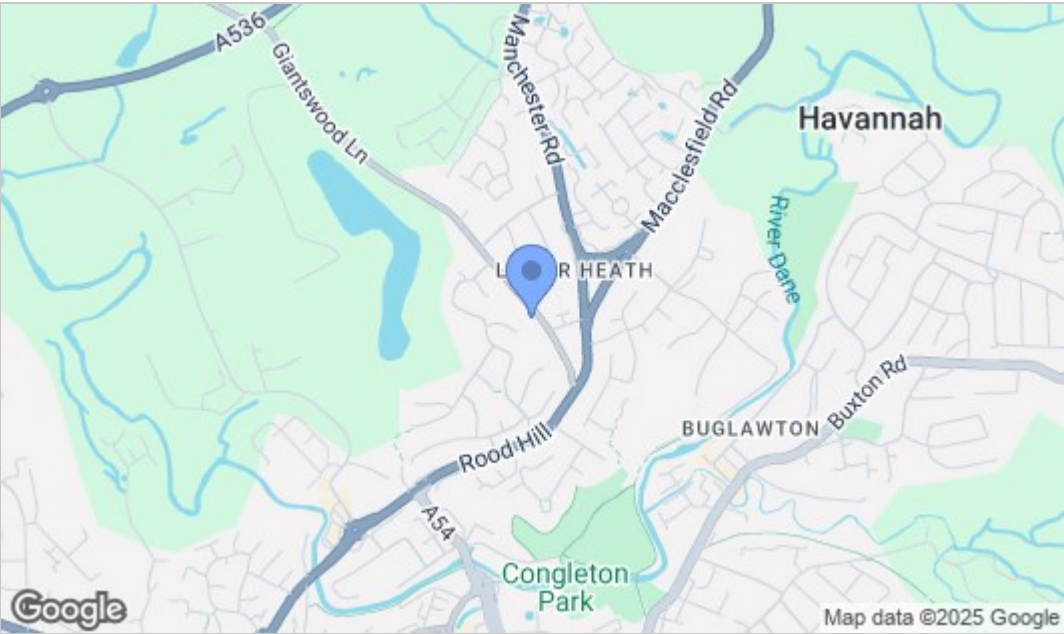
**Extensive lawned gardens to rear**



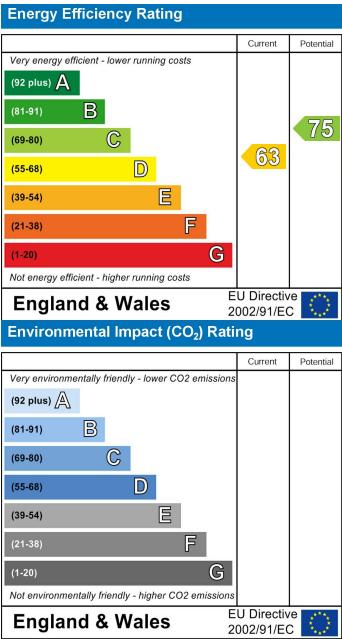
Floor Plan



Area Map



Energy Efficiency Graph



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