

chris hamriding

lettings & estate agents



37 Field View Road, Congleton, CW12 4SQ

Offers In The Region Of £499,950

Sat proudly on the edge of the already established 'Loachbrook Meadow' development, this high quality home was constructed in 2015 to extremely high standards and has enjoyed one owner from new! Said owners have added a wealth of upgrades which only serve to better an already impressive home! The welcoming entrance hall boasts stylish 'Karndean' flooring and leads into the useful snug/home office and the guest cloakroom. A sumptuous bay fronted lounge is perfect for relaxing and admiring the private views but the main feature just has to be the striking living/dining kitchen with its contemporary style and design, it flows perfectly from the main lounge and entrance hall and even out into the large rear garden! This room is sure to be where you'll spend many happy hours entertaining family and friends! Up on the first floor you'll find no compromise as all five bedrooms are well balanced and both the bathrooms are stylish and of a high quality. No matter which window you gaze through, excellent views are guaranteed any time of year!

The rear gardens are a triumph! Beautifully landscaped and well thought out, there are various decked seating areas, private patio space and feature lawns. Completing the whole package is ample parking and a useful garage. It's well worthy of note that the views to the front of the home are beautiful and sure to change with every season.

Locally there are a number of great amenities, well regarded schools (primary and secondary), commuter links and the abundant countryside of Somerford, Brownlow, Astbury and Brereton all within easy walking distance. Closer to home you have a wonderful play area for the little ones too!

This really is a great home that we just know you'll love so watch our guided video tour, view our photos and floor plan then call us here at Chris Hamriding Estate Agents now to book yourself that all important viewing!

Canopy porch

Entrance hall

Lounge 18'6" x 10'9" (5.64 x 3.30)

Kitchen/diner 26'2" x 12'3" (8 x 3.75)

Office 10'11" x 8'8" (3.33 x 2.65)

WC

Master bedroom 14'7" x 11'0" (4.45 x 3.37)

En suite

Bedroom two 14'9" x 9'7" (4.52 x 2.93)

Bedroom three 12'5" x 8'3" (3.79 x 2.52)

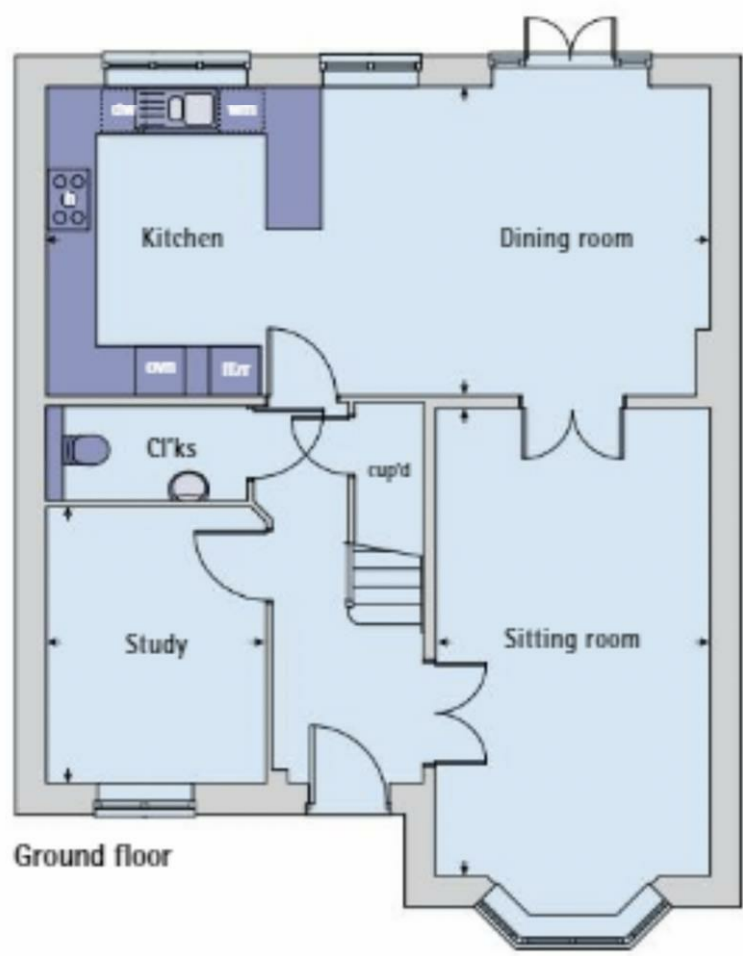
Bedroom four 9'8" x 9'1" (2.97 x 2.77)

Bedroom five 9'3" x 7'8" (2.82 x 2.35)

Garage and driveway

Landscaped rear gardens

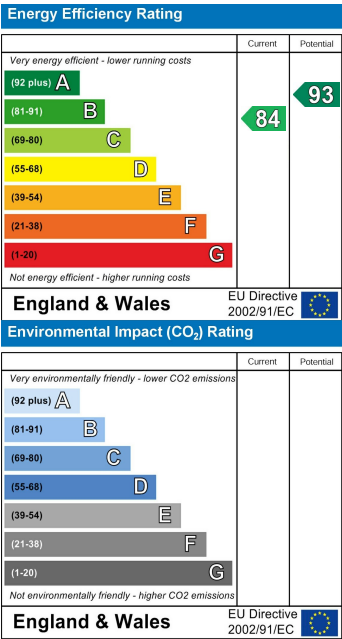
Floor Plan



Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.