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72 Kestrel Close, Congleton, CW12 3QX

Offers In The Region Of £790,000

NO CHAIN!!

A truly stunning detached residence tucked away in a quiet and leafy area with gorgeous views! Having been recently constructed by highly reputable builders 'Seddon Homes', this attractive model of property is known as 'The Ackworth', a flagship family home offering approx 2700 square feet of high specification living space that's been thoroughly enjoyed and vastly improved in recent years. There is little to no compromise with this home and from the moment you enter the breathtaking reception hall the accommodation flows effortlessly from room to room and lends itself to a wide variety of buyers needs. Having three separate reception rooms plus a luxuriously upgraded living/dining kitchen with utility room, it's just as family friendly downstairs as it is on the top floor where there are five spacious double bedrooms and three luxury bathrooms all accessed from the grand galleried landing, this truly is a home for that could serve you for decades to come. Outside the house is just as pleasing with particular interest to be paid to be the rear gardens...accessed via the bifolding doors, it's a space made for entertaining all year round and the investment from the current owners really adds significant value. Completing the whole package is a very useful double garage and a more than ample driveway to the front. The surroundings of the home are equally as special and no matter which way you look you can enjoy leafy, quiet views into the neighbouring countryside. A short stroll and you arrive into miles of rural walks just as easily as you arrive at great local amenities, pubs, cafes, Congleton train station, fantastic schools and efficient commuter links thus making this offering very comprehensive and hugely exciting in todays busy market!

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

Entrance hall

Lounge 12'10" x 19'6" (3.91m x 5.94m)

Dining/family area 12'5" x 17'0" (3.78m x 5.18m)

Dining room 12'10" x 9'10" (3.91m x 3.00m)

Study 12'10" x 8'2" (3.91m x 2.49m)

Utility 7'4" x 6'3" (2.24m x 1.91m)

WC 4'11" x 6'3" (1.50m x 1.91m)

Stairs and landing

Master bedroom 12'5" x 15'9" (3.78m x 4.80m)

En suite 6'6" x 9'10" (1.98m x 3.00m)

Dressing room 19'8"'6'6"" x 29'6"'32'9"" (6'2" x 9'10")

Bedroom two 39'4"'36'1"" x 32'9"'19'8"" (12'11" x 10'6")

En suite 6'2" x 7'8" (1.88m x 2.34m)

Bedroom three 12'11" x 9'10" (3.94m x 3.00m)

Bedroom four 12'11" x 8'11" (3.94m x 2.72m)

Bedroom five 10'4" x 8'6" (3.15m x 2.59m)

Bathroom 7'9" x 6'11" (2.36m x 2.11m)

Gardens front and rear

Floor Plan

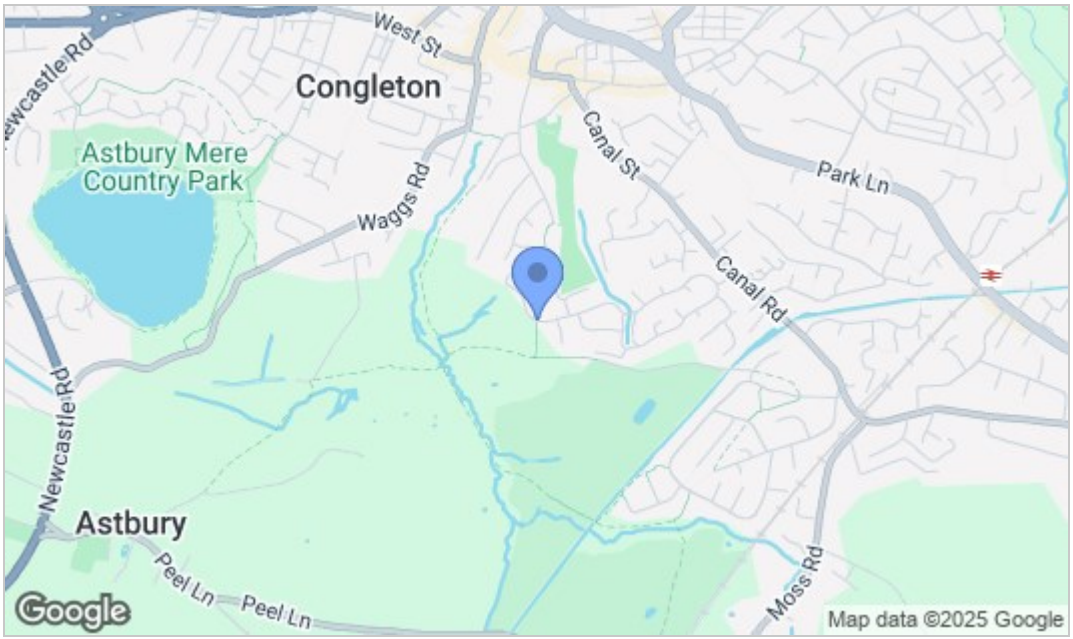
Ground floor

Lounge	12'10" x 19'6"
Kitchen	13'3" x 11'1"
Dining/Family Area	12'5" x 17'0"
Dining Room	12'10" x 9'10" (into bay)
Study	12'10" x 8'2" (into bay)
Utility	7'4" x 6'3"
WC	4'11" x 6'3"

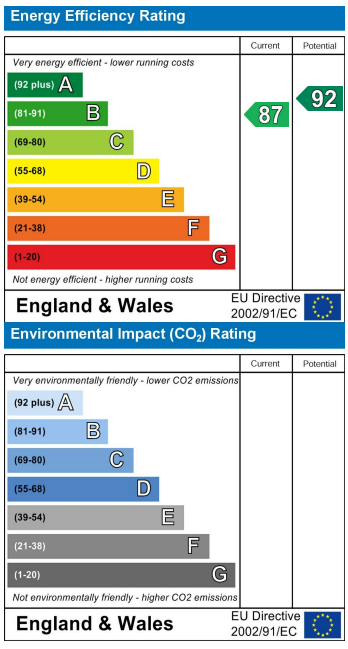
First floor

Master Bedroom	12'5" x 15'9"
En Suite 1	6'6" x 9'10"
Dressing Room	6'2" x 9'10"
Bedroom 2	12'11" x 10'6"
En Suite 2	6'2" x 7'8"
Bedroom 3	12'11" x 9'10"
Bedroom 4	12'11" x 8'11"
Bedroom 5	10'4" x 8'6"
Bathroom	7'9" x 6'11"

Area Map



Energy Efficiency Graph



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