



## 127 Congleton Road North

Scholar Green, ST7 3BQ

**Offers in excess of £375,000**



Here at Carters, we are excited to welcome to the market this beautifully presented, four-bed detached family home on Congleton Road North which offers an exceptional living experience. Set on a generous plot, the property boasts ample space both inside and out, making it an ideal choice for families seeking comfort and convenience.

Upon entering, you are greeted by a well-designed layout that features a welcoming entrance hall, with access to a WC. The lounge is extremely spacious, seamlessly flowing into the dining area, making it perfect for entertaining guests or enjoying family meals. The kitchen is a true delight for culinary enthusiasts, providing plenty of room, and it is complemented by a separate utility room and integrated appliances for added practicality.

The first floor hosts four generously sized bedrooms and a family bathroom, ensuring that everyone in the family has their own personal space. The main bedroom is particularly impressive, featuring an en-suite shower room that adds a touch of luxury and convenience. The exterior is perfect for those who love spending their time outdoors, whether that be entertaining friends and family or simply relaxing and pottering around. A stand out feature has got to be the large driveway which leads down the side of the home towards the detached double garage which is a great addition for those who have hobbies, or simply require that extra, secure space.

This property not only offers a comfortable and stylish living environment but also benefits from its prime location, which is close to local amenities and transport links. With its combination of space, functionality, and a desirable setting, this detached family home is a rare find and is sure to attract considerable interest. Do not miss the opportunity to make this wonderful property your new home.

Please call Carters Estate Agents on 01782 470391 now to book a viewing.



# 127 Congleton Road North

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## Offers in excess of £375,000



### Entrance Hall

Composite double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation. Radiator. Stairs to the first floor. Understairs storage cupboard. Access to the WC. Laminate flooring.

### Downstairs WC

UPVC double glazed window to the side elevation. Low level WC. Wall mounted hand wash basin. Chrome heated ladder towel rail. Aqua wall. Laminate flooring.

### Lounge

18'10 x 14'5 (5.74m x 4.39m)

UPVC bow window to the front elevation. Multi-fuel log burner with a tiled hearth and surround as well as a wooden surround and mantle. Radiator. TV point.

### Dining Room

12'3 x 8'11 (3.73m x 2.72m)

UPVC double glazed french patio doors to the rear with sidelights either side. Archway into the lounge. Radiator.

### Kitchen

14'1 x 11'6 (4.29m x 3.51m)

UPVC double glazed window to the rear elevation. UPVC double glazed entrance door to the side elevation.

A great selection of wall, drawer and base units with granite worksurfaces, window sills, upstands and engraved drainer. Granite breakfast bar. Stainless sink and mixer tap. Space for a freestanding Range cooker. Extractor hood. Integrated dishwasher. Integrated under counter fridge. Access to the utility. Laminate flooring.

### Utility Room

7'7 x 4'9 (2.31m x 1.45m)

UPVC double glazed window to the rear elevation. Wall and base units with laminate worksurfaces. Stainless steel bowl sink. Space and plumbing for a washing machine. Space

for a dryer. Space for an undercounter freezer. Laminate flooring.

### First Floor Landing

UPVC double glazed window to the side elevation. Loft access.

### Bedroom One

10'11 x 10'10 (3.33m x 3.30m)

UPVC double glazed window to the front elevation. Coving. Radiator. Access to the en-suite shower room.

### En-Suite

UPVC double glazed window to the side elevation.

A three piece suite comprising of an oversized shower enclosure with rainfall shower head, hand wash vanity basin unit and recessed WC. Tiled walls. Heated ladder towel rail. Laminate flooring.

### Bedroom Two

11'1 x 10'10 (3.38m x 3.30m)

UPVC double glazed window to the front elevation. Coving. Radiator.

### Bedroom Three

9'11 x 9'2 (3.02m x 2.79m)

UPVC double glazed window to the rear elevation. Coving. Radiator.

### Bedroom Four

9'2 x 7'11 (2.79m x 2.41m)

UPVC double glazed window to the rear elevation. Coving. Built-in closet. Radiator.

### Family Bathroom

UPVC double glazed window to the rear elevation.

A three piece suite comprising of an L shaped panel bath with wall mounted shower, a hand wash vanity basin unit and recessed WC. Partially tiled walls. Radiator. Laminate flooring.

### Detached Double Garage

18'1 x 17'4 (5.51m x 5.28m)

Two up and over garage doors to the front elevation.

UPVC double glazed window to the side elevation. Power and lighting.

### Exterior

To the front: there is a small lawned garden and a generous tarmac driveway which leads down the side of the property via gated access and towards the detached double garage at the rear.

To the rear: the garden features decked patio areas and a raised lawn. Mature hedge borders.

### Additional Information

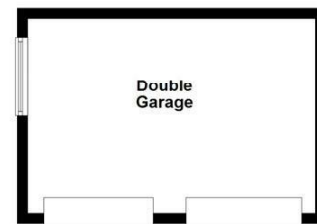
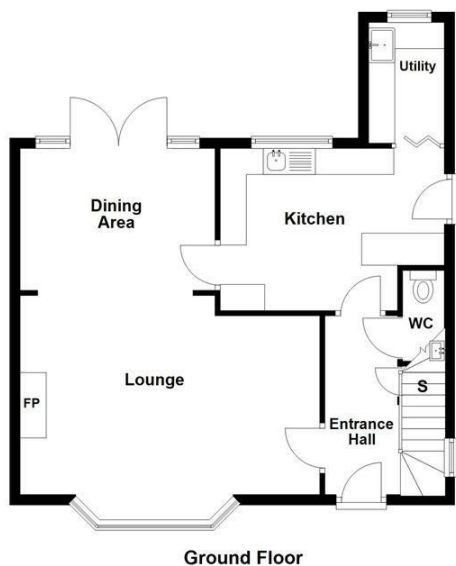
Freehold. Council tax band E.

TOTAL FLOOR AREA: 120 square metres / 1291.66 square feet.

### Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391



127 Congleton Road North, Scholar Green



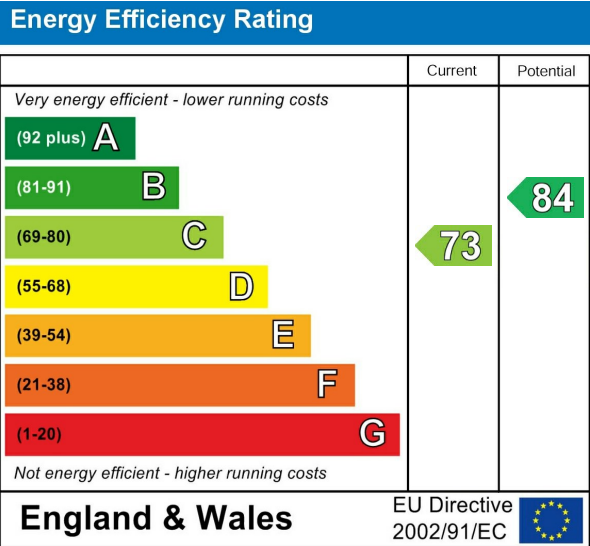
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.