



# JAMES PARSONS

POWERED BY  
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# 1 Davenshaw Drive

Offers Over £350,000

4 2 1



This Beautiful stone built detached family home offers deceptively spacious accommodation with a number of desirable improvements, is superbly presented and ready to move into. There is gas fired central heating and double glazing with some windows having triple glazing. In brief the accommodation comprises, a welcoming entrance hall leading to the impressive lounge with a feature multi fuel burning stove and dual aspect windows. The dining family kitchen is ideal for entertaining and has sliding bi-folding doors to the garden, the kitchen area is fitted with an excellent range of units with integrated appliances. In addition there is a downstairs cloakroom/WC and utility room with access to the integrated garage, which could be converted into additional accommodation if required. The property has four double Bedrooms, one with ensuite and a family bathroom to the first floor.

To the first floor is a spacious landing and the configuration allows for four double bedrooms with the master benefiting from an ensuite shower room, with the remaining bedrooms served by the family bathroom which is fitted with a three piece suite in white.

Externally it enjoys a good sized plot, with a driveway to the rear creating ample parking which leads to the garage. A gated entrance leads to the front garden which has gated access to the side garden. The side garden is particularly private and is mainly laid to lawn, with a featured decked area, patio and gravel area, thus creating places to sit outside enjoying alfresco dining and is ideal for socialising with family and friends.

This particular home is located at the entrance to this attractive development, situated in this perfect location giving access to delightful walks, walking distance to the Town Centre and also excellent schools.

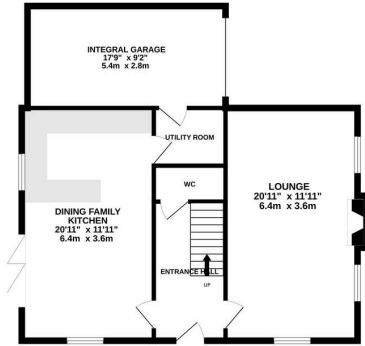
Congleton itself is a vibrant market town surrounded by the Cheshire and Staffordshire countryside. There is a wide range of bars restaurants and pubs as well as a selection of independent shops, supermarkets and high street outlets. Congleton is very much a modern and community conscious town with a museum, award winning park, newly built state of the art Leisure Centre, golf clubs and several sports clubs. Motor way links and networks are within a ten minute drive giving you easy access to major towns and cities as well as UK holiday destinations. This combined with Congleton railway station and the local bus routes you will have no problem getting to where you want to go.

Council Tax - Band 'E'

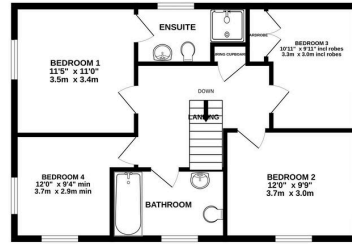
Tenure - We understand from the vendor that the property is Leasehold.



GROUND FLOOR  
794 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1440 sq.ft. (133.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with SketchUp 12/2021

- Handsome Stone Detached Family Home
- Superbly Presented Accommodation
- Deceptively Spacious
- Impressive 20ft Lounge
- Large Dining Family Kitchen
- Four Double Bedrooms
- Two Bathrooms
- Driveway and Integral Garage
- Private Good Sized Gardens
- Convenient Location for Town and Schools



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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