



10 DAVENSHAW DRIVE, CONGLETON, CW12 2FP

OFFERS OVER £340,000



STEPHENSON BROWNE

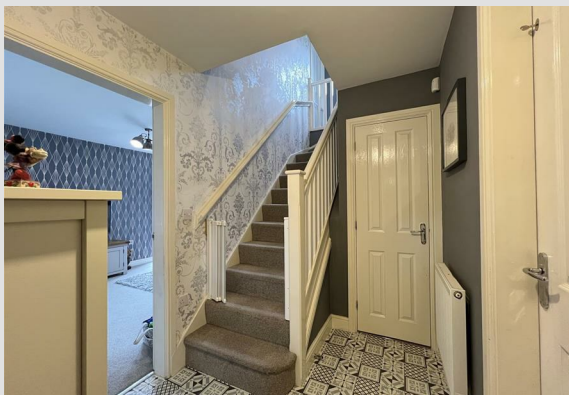
Stephenson Browne are absolutely delighted to offer For Sale this well presented four bedroom detached family home, situated in a quiet area overlooking Congleton Park and the River Dane.

Internally, you are greeted by an entrance hallway with downstairs toilet, access into the living room with double doors onto the garden and the dining kitchen with fitted appliances and utility area. To the first floor are four bedrooms, with fitted wardrobes and en-suite off the master and a main bathroom, all rooms to the first floor are accessible from the landing.

Comprising of similar style properties, this estate is unlike most others built in recent years, it is only a small development and is surrounded by greenery and lawned areas, also with the Dane in Shaw Brook running through. As well as having shops and local amenities close by, Congleton Town Centre is also easily accessible as well as good Primary/Secondary schools.

Externally the property benefits a tarmac'd driveway to the rear leading up to the single detached garage, to the front of the property is a well maintained laid to lawn area to either side bordered by trimmed hedges with a paved path leading up to the front door. The main garden is located to the side of the property, with a decked area directly accessed from the French doors and a decorative pebbled area to the side great for outdoor seating, in addition there is a further pebbled area with a paved path leading up to the side of the garage with a further well maintained laid to lawn area complemented by a flower bed and a raised patio, also providing space for outdoor furniture.

A well loved home with so many fantastic features, an early viewing is highly recommended.



### **Entrance Hall**

Providing access to all ground floor accommodation, stair access to first floor accommodation, under stair storage cupboard, mosaic tile effect flooring, central heating radiator, direct access into the downstairs WC, ceiling light fitting.

### **Lounge**

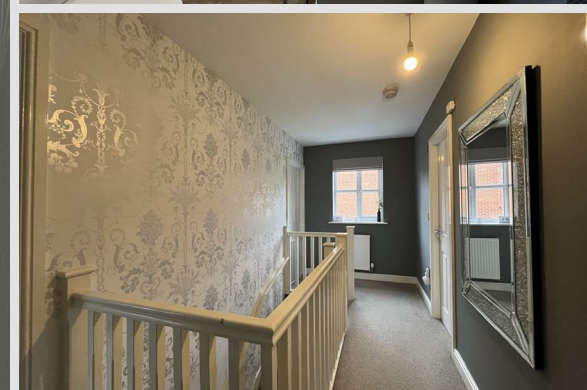
18'3" x 10'7"

French doors leading out onto the rear garden, UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, two central heating radiators, ample power points.

### **Kitchen/Dining Room**

18'2" x 10'8" max

Fully fitted breakfast bar style modern kitchen comprising wall and base units with work surface over, tiled splashback, inset sink with double drainer and mixer tap, integrated fridge freezer, dishwasher, eye level double oven, integrated wine rack, gas hob with extractor over, ample power points, UPVC double glazed window to the side elevation, ceiling spotlights, open access into the utility area, laminate wood effect flooring throughout, socket for wall mounted TV, ceiling light fitting above dining area, UPVC double glazed window to the side elevation and front elevation, central heating radiator, power points.



### **Utility Room**

6'0" x 4'8"

External door access to the side elevation, base unit with work surface over, tiled splashback, inset sink with single drainer and mixer tap, space and plumbing for a washer/dryer, ceiling light fitting, laminate wood effect flooring, central heating radiator, power points.



### **Downstairs WC**

5'1" x 3'6"

UPVC opaque window to the front elevation, low level WC, hand wash basin with mixer tap and tiled splashback, central heating radiator, laminate wood effect flooring, ceiling light fitting.



### **Landing**

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, UPVC double glazed window to the side elevation, central heating radiator, power points.

### **Bedroom One**

10'10" x 9'6"

UPVC double glazed window to the side and front elevation, carpet flooring, ceiling light fitting, central heating radiator, fitted wardrobes, ample power points, direct access into the en suite.



### En Suite

6'7" x 4'2"

Three piece suite with low level WC, hand wash basin with mixer tap, fitted mirrored wall cabinet, walk in shower with sliding glass shower door, removable shower head, tiled splashback, ceiling spotlights, extractor fan, UPVC double glazed opaque window to the side elevation, central heating radiator, laminate wood effect flooring.

### Bedroom Two

10'9" x 9'11"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, ample power points.

### Bedroom Three

10'9" x 8'0"

UPVC double glazed window to the side elevation, carpet flooring, ceiling light fitting, central heating radiator, built in storage cupboard, ample power points.

### Bedroom Four

8'2" x 7'3"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

### Family Bathroom

6'8" x 5'2"

Three piece suite comprising low level WC, hand wash basin with mixer tap and wall mounted cabinet above, low level bath with mixer taps, tiled splashback, ceiling spotlights, extractor fan, central heating radiator, laminate wood effect flooring, UPVC opaque double glazed window to the rear elevation.

### Garage

17'3" x 8'3"

Up and over main garage door, electric and power, external door for access into the garage from the rear garden.



### **Externally**

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### **Tenure**

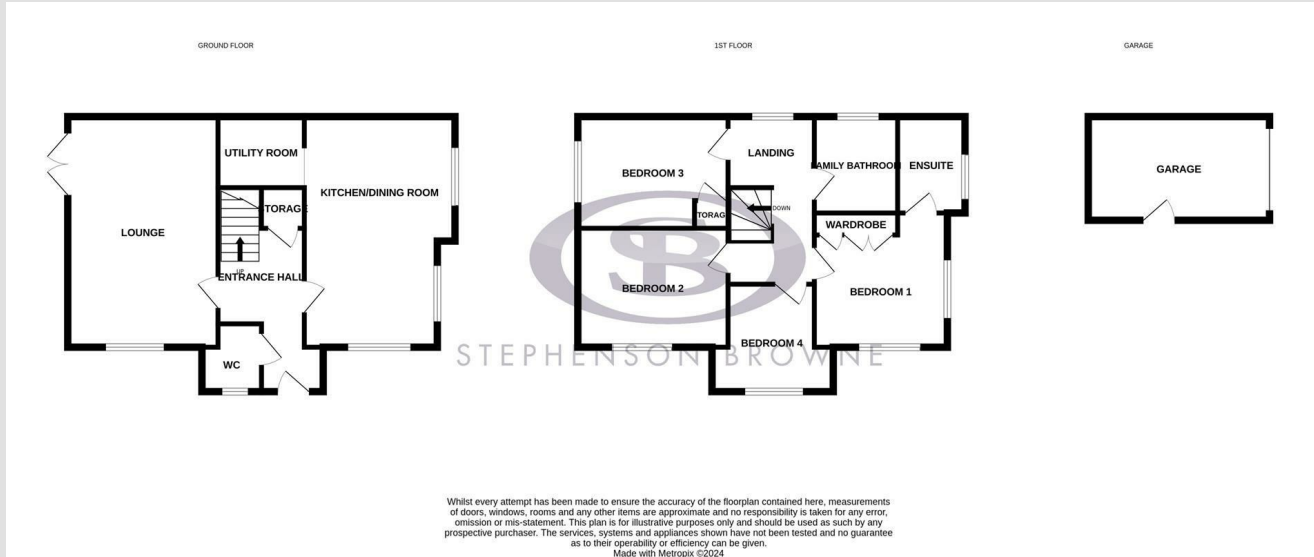
We understand from the vendor that the property is leasehold with 989 years remaining. We would however recommend that your solicitor check the tenure prior to exchange of contracts. There is a £450 ground rent charge on the property which is paid annually, there is also the option to purchase the Freehold please contact Stephenson Browne for further details on this.

### **Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.



# Floor Plan



# Area Map



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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