



79 KESTREL CLOSE, CONGLETON, CW12 3QX

£350,000



STEPHENSON BROWNE



Built in December 2021 by the renowned builders "Seddon Homes", this perfect family home, known as 'The Lawton', provides modern living with spacious accommodation throughout, three good sized double bedrooms and two reception rooms, this property is ideal for a wide variety of buyers, alongside the fantastic location, this property is sure to be popular!

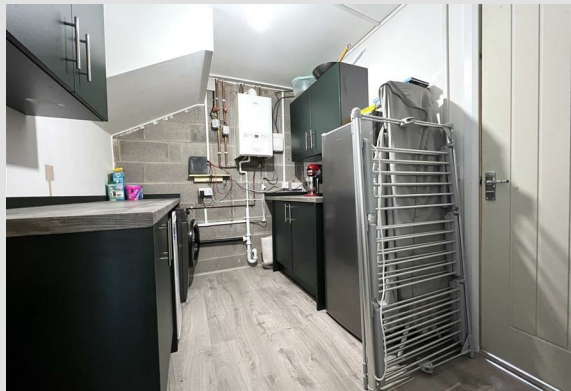
Situated on a highly sought after residential estate, being just a stone's throw away from Congleton town centre and train station you are in the midst of many local amenities including many different restaurants, shops, bars, supermarkets and cosy cafes, great transport links and good schools.

Internally you are firstly welcomed into the vast entrance hallway providing access to all ground floor accommodation, comprising of the modern fitted kitchen offering a range of built in appliances and space for a breakfast dining table, bright and spacious lounge benefitting from bay windows and French doors opening out onto the rear garden, additional reception room perfect for study, formal dining room or additional sitting room, downstairs WC and Integral garage which has been partitioned to create a utility area, still leaving ample storage available at the front of the original garage.

To the first floor are three double bedrooms, the master enjoying an En suite, and a three-piece suite family bathroom.

To the rear of the property is a good sized garden, mainly laid to lawn with a paved patio area and bordered by a range of flower beds. The front of the property provides a tarmac'd driveway with off road parking for two and an immaculate laid to lawn area. You also overlook a lovely green at the front, adding extra privacy.

Early viewing is highly advised to appreciate all the property has to offer!





**Entrance Hall**

**Living Room**

12'9" x 12'1"

**Dining Room**

12'1" x 7'10"

**Breakfast Kitchen**

12'1" x 8'10"

**Utility Room**

**Garage**

**Landing**

**Bedroom One**

14'1" x 11'1"

**En Suite**

**Bedroom Two**

12'1" x 10'9"

**Bedroom Three**

12'1" x 10'2"

**Bathroom**

**Externally**

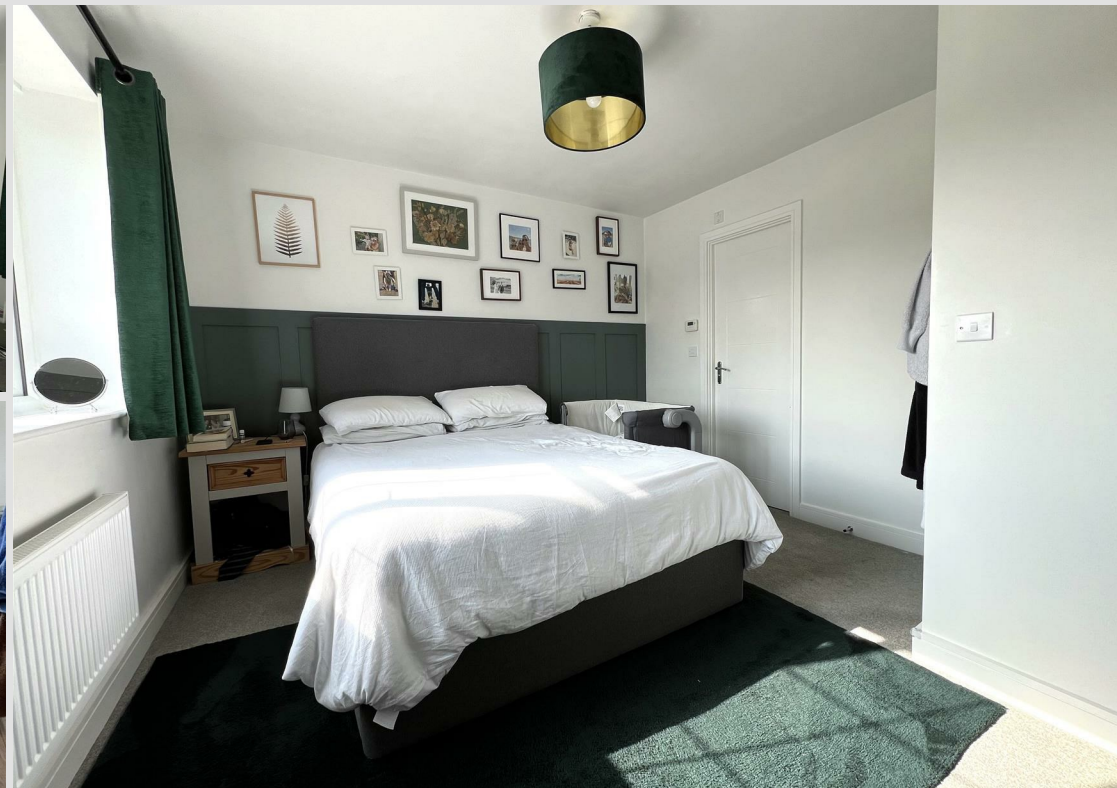
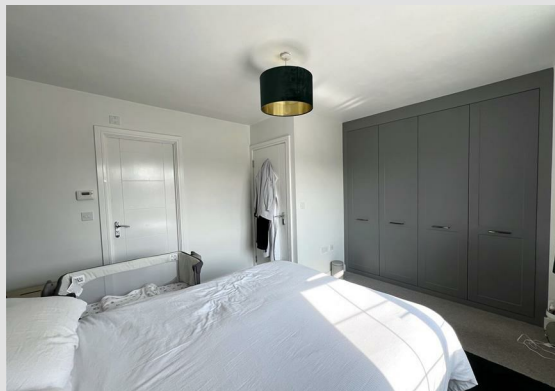
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**Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Need to Sell?**

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

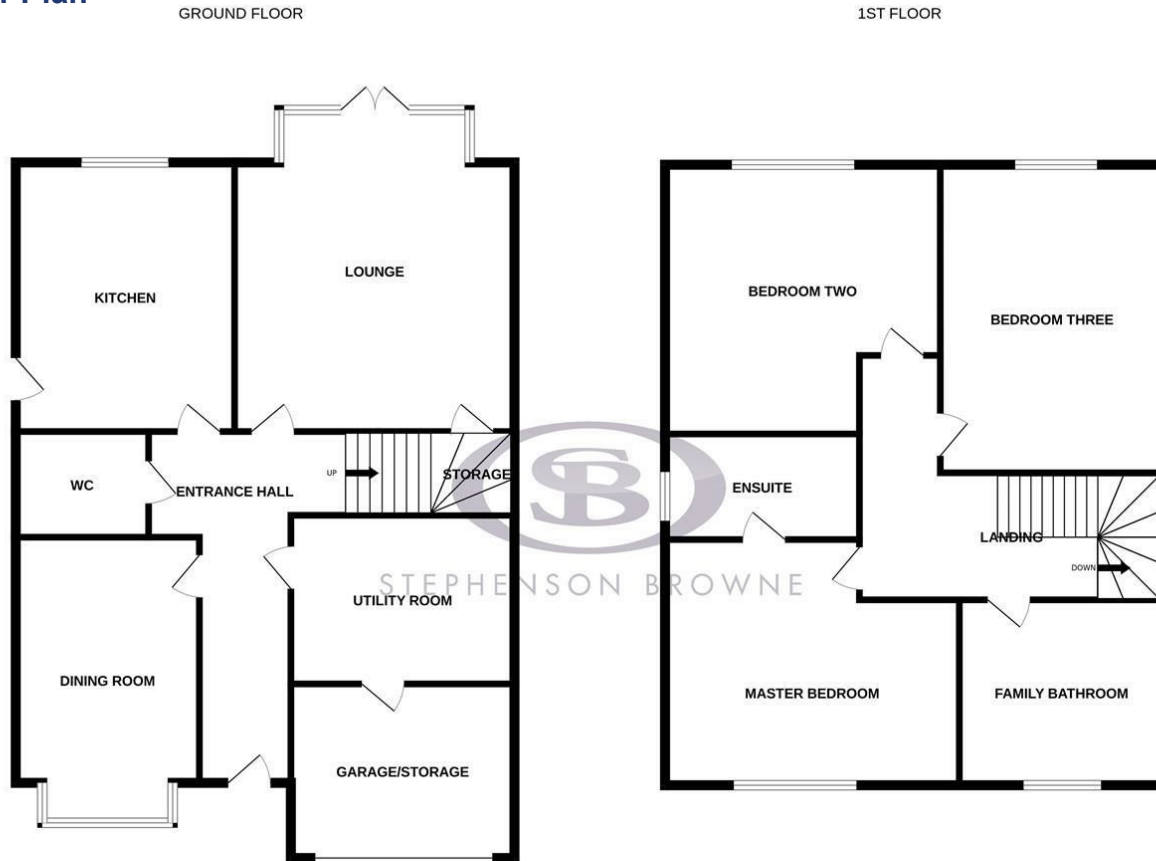








## Floor Plan



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 mis-statement. 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.  
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## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) 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 statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

21 High Street, Congleton, Cheshire, CW12 1BH  
T: 01260 545600  
E: congleton@stephensonbrowne.co.uk  
W: www.stephensonbrowne.co.uk

