



20 DAVENSHAW DRIVE, CONGLETON, CHESHIRE,
CW12 2FP

£499,950



STEPHENSON BROWNE

Stephenson Browne are absolutely delighted to offer For Sale this stunning family home situated in a quiet area overlooking Congleton Park and the River Dane. Lets begin with the location, 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 aswell as good Primary/Secondary schools.

Offering many selling points and unique features you wouldn't expect with a new property, this home really has the wow factor! Walking into this property is like entering a show home, the current vendors have made this a stunning property with thoughtful and tasteful interiors meaning you could just move straight in. We also must mention the fantastic position of this home, on a corner plot with no properties to the rear and overlooking greenery and the brook to the front, giving extra privacy and tranquility.

You are welcomed into the property by an entrance hall providing access to ground floor accommodation and the first floor. Downstairs you have a second reception room, perfect for multiple uses such as an office or playroom, living room with French doors leading to the stunning rear living space, spanning the width of the property creating an extremely spacious dining/breakfast kitchen with high quality modern fitted units, breakfast bar and dining area with glass roof/bi folds to the rear overlooking the garden. Also to the ground floor is utility room and WC.

To the first floor you have a large landing providing access to all four double bedrooms and family bathroom, also being en suite for bedroom two. The master bedroom also benefits from high ceiling, fitted wardrobes and en suite. Both bathrooms are immaculate with white suites.



Externally to the rear of the property is a walled, landscaped laid to lawn garden featuring a range of mature shrubs and bushes, also with both paved patio and decking area ideal for summer BBQ's or catching the Summer sun. Accessed via the garden down a paved path is the double garage and driveway providing off road parking for multiple cars. To the front of the property is a lawned garden with a range of shrubs and bushes.

Early viewing is highly recommended to appreciate what this stunning property has to offer!

Entrance Hall

Entrance door, tiled flooring, stairs to the first floor and radiator.

Living Room

18'6" x 12'4"

UPVC double glazed window to the front elevation, French doors to the rear leading to the dining area and two radiators.



Reception Room

11'11" x 9'8"

Two UPVC double glazed windows to the front and side elevation and radiator.

Breakfast Kitchen

18'4" x 16'0"

High quality fitted kitchen comprising wall and base units with work surface over, inset sink with mixer tap over, central island with gas hob and extractor over, double eye level oven, built in fridge/freezer and dishwasher, tiled flooring, spot lights, UPVC door to the rear, two UPVC double glazed windows to the rear and side elevation and radiator.



Dining Area / Sun Room

11'8" x 9'8"

UPVC double glazed bi folding doors to the rear, double glazed ceiling, tiled flooring and radiator.



Utility Room

9'8" x 6'4"

High quality fitted utility comprising wall and base units with work surface over, space for washing machine and tumble dryer, stainless steel sink and drainer, tiled flooring, UPVC double glazed window to the rear elevation and towel radiator.

Downstairs WC

Fitted two piece suite comprising low level WC and hand wash basin and tiled flooring.

Landing

Access to all first floor accommodation, storage cupboard and UPVC double glazed window to the front elevation.

Master Bedroom

17'2" x 16'0"

Very spacious room with high ceiling, fitted wardrobes, three UPVC double glazed windows to the rear and side elevation and radiator.

En Suite

Fitted with a three piece suite comprising low level WC, pedestal hand wash basin and double shower cubicle, part tiled walls and tiled floor.

Bedroom Two

11'8" x 10'7"

Two UPVC double glazed windows to the front and side elevation, fitted wardrobes, door to the bathroom and radiator.

Bedroom Three

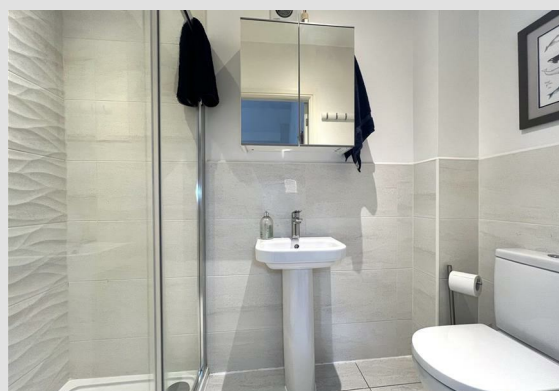
12'5" x 9'0"

UPVC double glazed window to the rear elevation and radiator.

Bedroom Four

12'5" x 9'0"

UPVC double glazed window to the front elevation and radiator.



Bathroom

Fitted with a four piece suite comprising low level WC, vanity hand wash basin, bath and double shower cubicle, part tiled walls, tiled flooring, spot lights and UPVC double glazed opaque window to the side elevation and radiator.

Externally

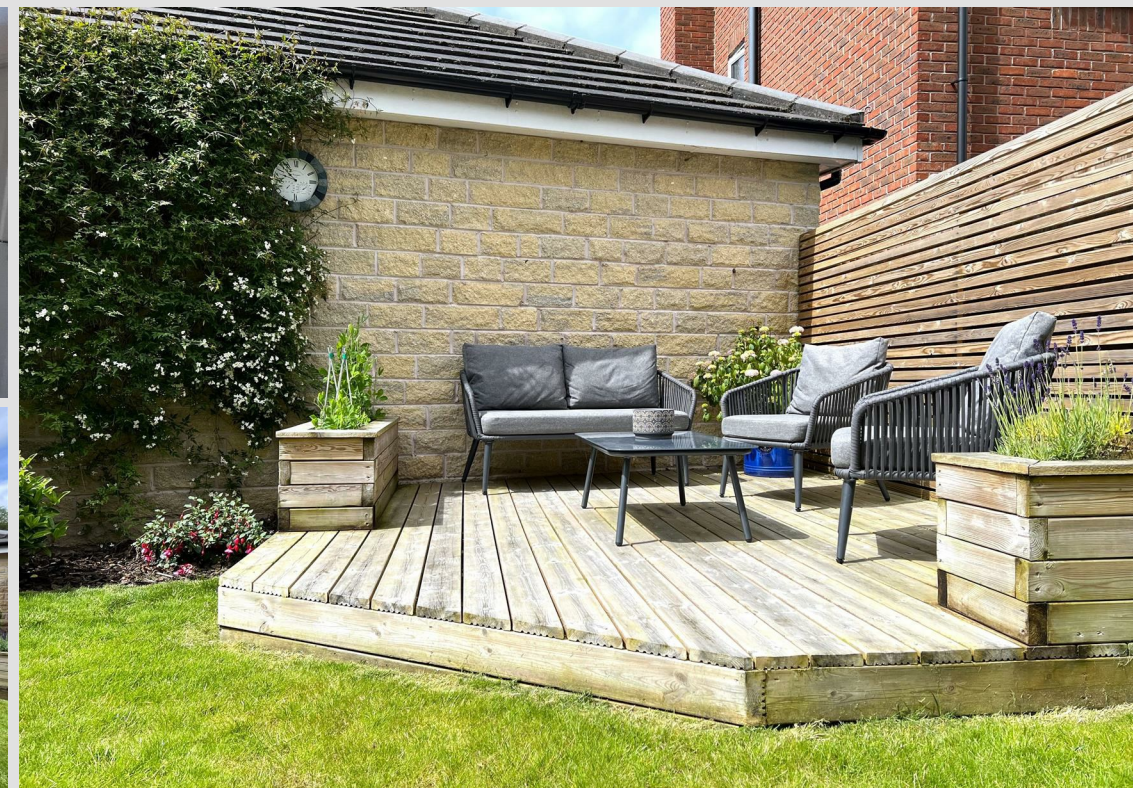
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Tenure

We understand from the vendor that the property is freehold, the service charge for maintenance is approx. £57.23 per month. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

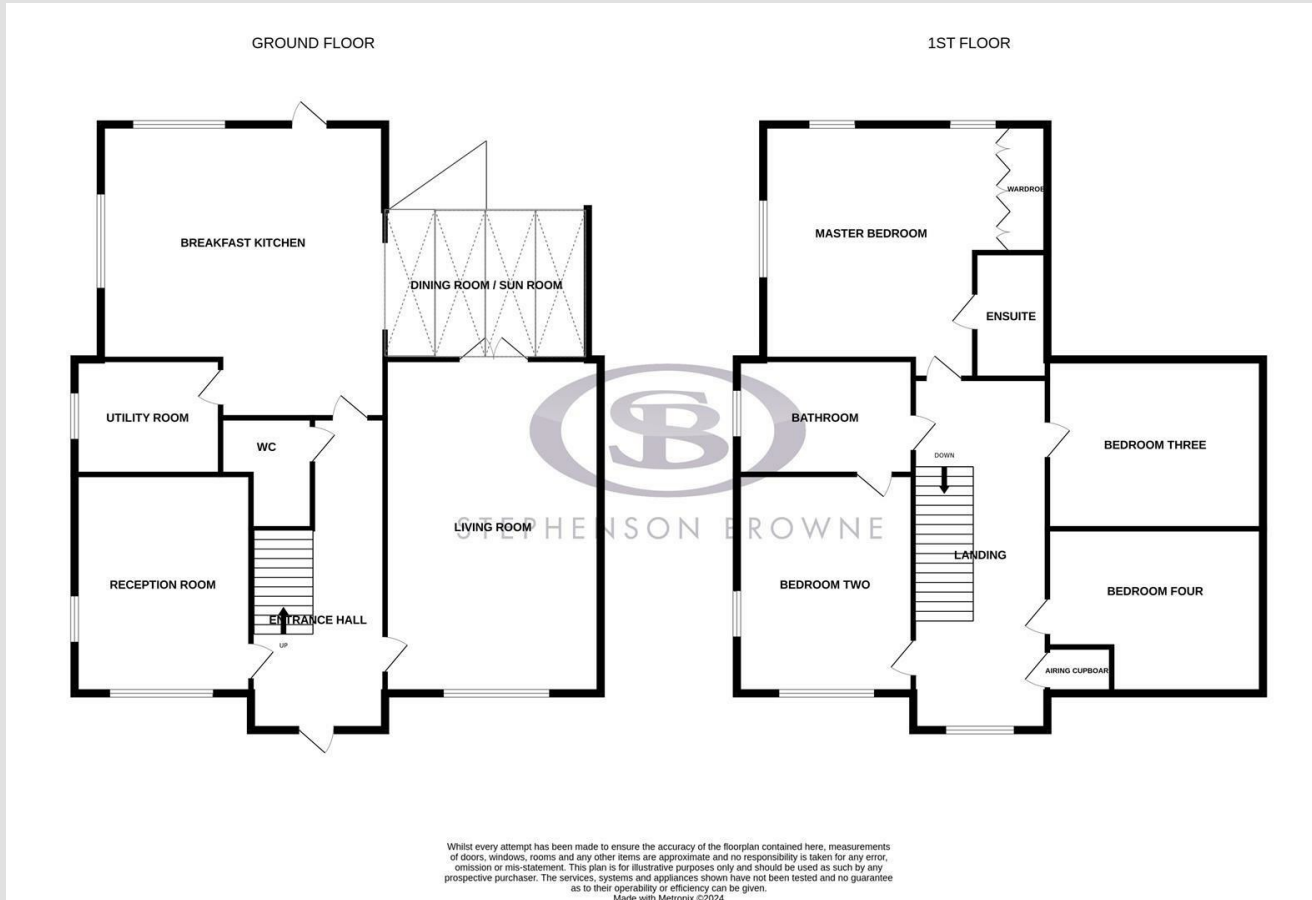
Need to Sell?

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Floor Plan



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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