



2 DAVENSHAW DRIVE, CONGLETON, CW12 2FP

OFFERS OVER £449,950



STEPHENSON BROWNE

Situated on a fantastic sized plot, this four bed detached family home has been cherished and well maintained throughout, offering spacious accommodation, immaculate gardens, three separate reception rooms and a detached double garage, you have a home ready to move straight into!

Unlike most other new builds, this residence is part of a small development surrounded by mature greenery with Dane in Shaw brook running through housed in the perfect setting you are also within walking distance to the picturesque Congleton Park and Biddulph Valley Way Bridal Path great for dog walks and to enjoy the scenery. As well as having shops and local amenities close by, Congleton Town Centre is also easily accessible as well as good Primary/Secondary schools.

Coming into the property you are firstly welcomed into the entrance hallway, giving access to all ground floor accommodation and under stair storage. From here you have access to the study, a versatile room with many uses, downstairs WC, spacious lounge with feature fireplace and double door access into the dining room, kitchen comprising a range of integrated high spec appliances with French doors leading out onto the rear garden and utility room.

To the first floor are four good sized bedrooms and a main family bathroom, the master and third bedroom both enjoying fitted wardrobe's with the addition of the master benefitting an en suite.

At the front of the property is an extensive tarmac'd driveway, giving space for ample off road parking leading up to the detached double garage where additional parking is available. To the right hand side of the property is an immaculate laid to lawn area boasting a range of mature plants, trees and flowers, bordered by a hedge to the front. The garden wraps around to the rear of the property offering two separate patio areas for outdoor seating and large laid to lawn area, creating the ultimate space to relax or to enjoy hosting family and friends.



Entrance Hallway

Composite front door leading into the entrance hallway, providing access to all ground floor accommodation and stair access to first floor accommodation, ceiling light fitting, tiled flooring, central heating radiator, under stair storage.

Living Room

18'10" x 13'1"

UPVC double glazed walk in bay window to the front elevation and double glazed window to side elevation, ceiling light fitting, gas feature fireplace with marble style surround, vinyl oak style flooring, two central heating radiators, ample power points, double door access into the dining room.

Dining Room

11'8" x 9'7"

Two UPVC double glazed dual aspect windows, ceiling light fitting, central heating radiator, vinyl oak style flooring, ample power points, providing direct access into the Kitchen.

Kitchen

16'11" x 9'10"

Stylish breakfast kitchen comprising high gloss wall and base units with solid quartz work surface over, inset sink with single drainer and 'Quooker' boiler water tap, Integrated eye level NEFF double oven, five ring gas hob with extractor over, integrated fridge freezer and dishwasher, ceiling spotlights and single ceiling light fitting, tiled flooring, central heating radiator, French doors to the rear elevation, UPVC double glazed window to the rear elevation, ample power points, space to house a small dining table.

Utility

6'3" x 4'9"

Benefitting the same high gloss wall and base units as the kitchen with solid quartz worktop over, inset sink with single drainer and mixer tap, space and plumbing for a washing machine and dryer, central heating radiator, extractor fan, tiled flooring, ceiling spotlights, double glazed side access door, ample power points.



Study

7'6" x 6'7"

A space that would make a great at home office, playroom or hobby room comprising UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, vinyl oak style flooring, ample power points.

WC

6'3" x 2'7"

UPVC double glazed window to the side elevation, low level WC, hand wash basin with mixer tap, central heating radiator, tiled flooring, ceiling light fitting.

Landing

Providing access to all first floor accommodation, carpet flooring, ceiling light fitting, loft access, direct access into the airing cupboard.

Bedroom One

13'4" x 11'10"

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

En Suite

7'9" x 6'0"

Three piece white suite comprising low level WC, hand wash basin with mixer tap, spacious walk in shower, chrome heated towel rail, extractor fan, shavers port, ceiling spotlights, vinyl tiled flooring, UPVC double glazed window to the side elevation. ceiling light fitting.

Bedroom Two

14'4" x 9'6"

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

Bedroom Three

11'5" x 10'5"

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



Bedroom Four

8'11" x 7'11"

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

Family Bathroom

7'9 x 6'5

UPVC double glazed window to the rear elevation, three piece white suite comprising of low level WC, hand wash basin with mixer tap, low level bath with mixer tap and shower over, tiled splash back, vinyl tile effect flooring, ceiling spotlights, extractor fan, chrome heated towel rail.

Detached Double Garage

18'2" x 18'0"

Two up and over garage doors, power and lighting, electric car charging point.

Externally

There is an extensive tarmacked drive to the front providing ample off road parking leading up to the detached double garage. To the right hand side is an immaculate laid to lawn area boarded by a tapered hedge boasting many mature plants, flowers and greenery. This brilliant sized plot also wraps around the side of the property which houses a small patio area perfect for outdoor seating and to enjoy in the summer months. The rear garden is nothing more than spectacular, completely private and housing the biggest plot on the estate you will find a large laid to lawn area with a further patio area great for al fresco dining, there are multiple flowers and trees surround to enjoy creating the ultimate space to relax or to enjoy hosting family and friends.

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.

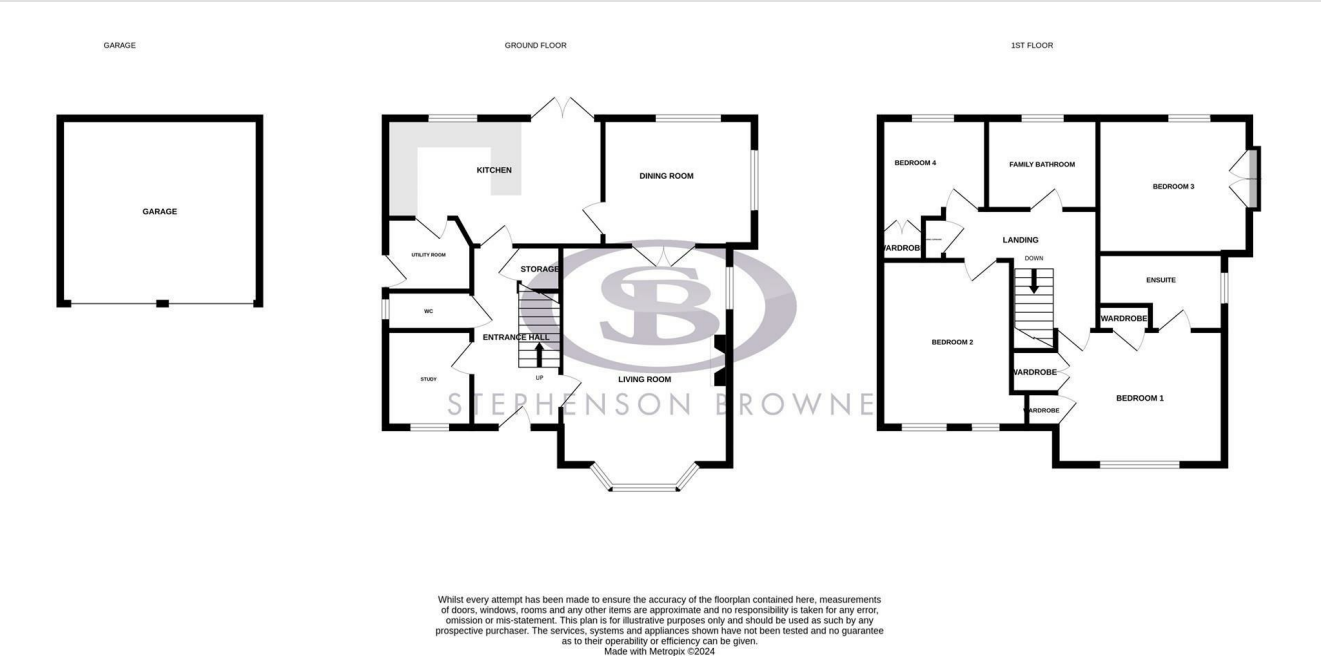
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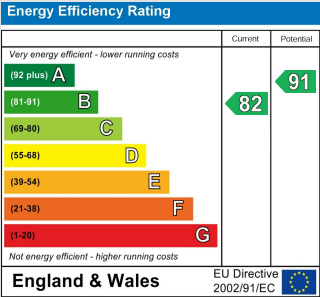
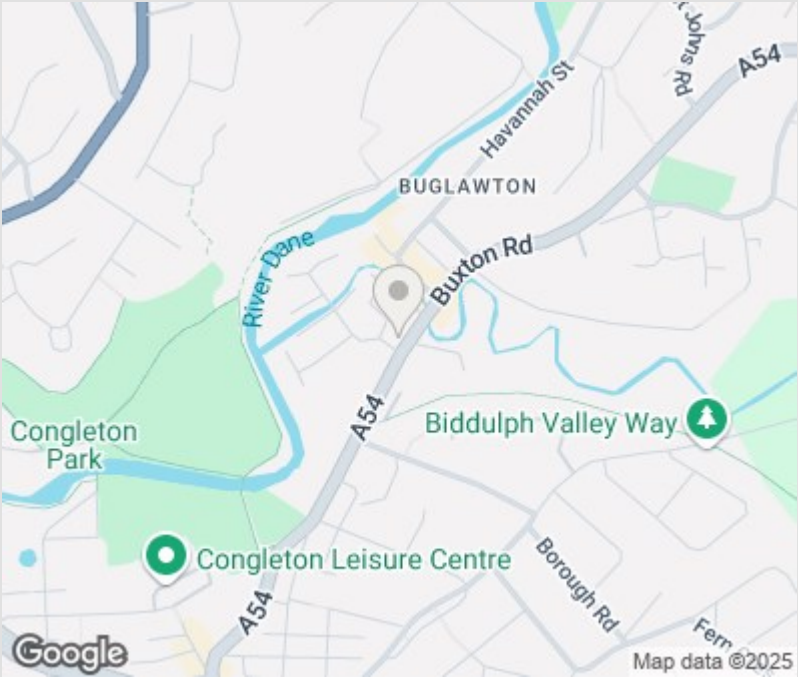




Floor Plan



Area Map



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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