



91 ENNERDALE DRIVE, CONGLETON, CW12 4FJ
£450,000



STEPHENSON BROWNE

Stephenson Browne are delighted to welcome to the market this four-bedroom detached residence, ideally situated on the desirable Ennerdale Drive, a sought-after location perfect for family living. This spacious home is just a stone's throw from Astbury Mere Country Park, offering scenic walks and outdoor recreation, while also being conveniently close to excellent local amenities, schools and transport links. Set on a generous plot, this home offers a well-balanced blend of indoor and outdoor living space with a modern, open-plan layout designed for contemporary family life. In addition, the property benefits from solar panels, providing an eco-friendly and energy-efficient solution to help reduce utility costs.

Upon entering through the front porch, you are welcomed into the entrance hall with access to under-stair storage and a downstairs WC, perfect for visiting guests. To the front of the property is the main lounge, featuring an electric fireplace that creates a warm and inviting atmosphere. The lounge flows seamlessly into the open-plan dining kitchen, which is equipped with a range of integrated appliances, ample worktop and cupboard space, and French doors leading directly to the rear garden, making this space ideal for both everyday family meals and entertaining.

Adjacent to the kitchen is a practical utility room with plumbing and space for a washer/dryer, and access to the integral garage, which also benefits from additional storage and parking options.

On the first floor, there are four bedrooms. The master bedroom includes its own en suite bathroom, while a main family bathroom serves the other bedrooms. The fourth bedroom offers flexible use, making it ideal for a home office or study space for those working from home.



Externally there is ample off-road parking available on the driveway, as well as access to the integral garage. The rear garden has been professionally landscaped and is impeccably maintained. It features a porcelain-paved patio area perfect for outdoor dining, a raised lawn, and two attractive flower beds filled with a variety of plants and greenery. At the top of the garden, you'll find a paved seating area offering a quiet spot to relax and enjoy the sunshine. Gated access is available down both sides of the house, with the right-hand side benefiting from a large garden shed, ideal for tools and outdoor storage.

A great opportunity to acquire a move-in-ready family home in one of Congleton's most desirable areas. Early viewing is highly recommended to fully appreciate all this home has to offer!

Porch

7'10" x 3'9"

External front entrance door with UPVC double glazed window to the front elevation, ceiling light fitting, wood effect flooring, direct access into the hallway.

Hallway

12'4" x 4'0"

Providing further access to ground floor accommodation and stair access to the first floor accommodation, ceiling light fitting, central heating radiator, heating thermostat, under stair storage, access to the WC, power point.

WC

5'5" x 4'1"

Low level WC, hand wash basin with mixer tap, chrome heated towel rail, wood effect flooring, ceiling light fitting, small UPVC double glazed window.

Lounge

14'8" x 10'6"

UPVC double glazed window to the front elevation, media wall with built in electric feature fireplace, carpet flooring, central heating radiator, ceiling light fitting, power points, open access to the kitchen/diner.



Kitchen/Dining Room

19'5" x 12'2" max

Fitted Kitchen comprising wall and base units with work surface over, inset white ceramic sink and mixer tap, integrated oven and grill, induction hob with extractor over, integrated fridge freezer, space and plumbing for a dishwasher, ceiling spotlights, central heating radiator, ample power points, UPVC double glazed window to the rear elevation, vinyl tile effect flooring throughout. To the dining area are French doors leading out into the rear garden, ceiling light fitting, central heating radiator, power points.

Utility Room

7'11" x 6'8"

Comprising the same wall and base units as this kitchen with work surface over, space and plumbing for a washing machine and dryer, inset stainless steel sink and mixer tap, ample power points, ceiling spotlights. UPVC double glazed window and external access door to the rear elevation, vinyl tile effect flooring, integral access into the garage.

Garage

16'4" x 8'7"

Electric roller garage door, water tap, power and light.

Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, power points, loft access.

Master Bedroom

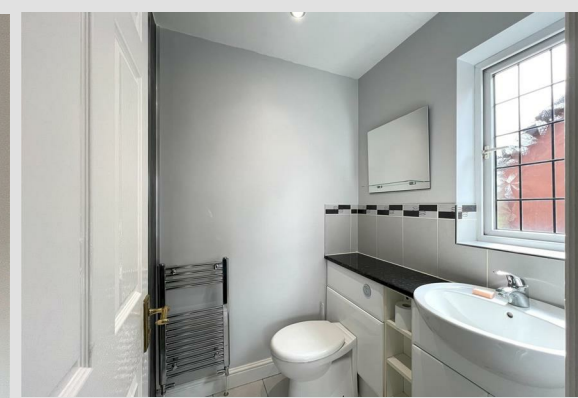
12'6" x 10'5"

UPVC double glazed window to the front elevation, ceiling light fitting, fitted wardrobes and dressing table unit, carpet flooring, central heating radiator, power points, access into the En suite.

En Suite

7'4" x 4'10"

Wet room style shower with panelled splash back and tiled flooring featuring a large rainfall shower head and removable shower head, low level WC, hand wash basin with mixer tap and storage underneath, shavers port, UPVC double glazed window to the side elevation, ceiling spotlights.



Bedroom Two

14'1" x 7'11"

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

Bedroom Three

10'7" x 9'2"

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

Bedroom Four

17'8" x 9'1" max

Two UPVC double glazed windows to the rear elevation, two ceiling light fittings, central heating radiator, carpet flooring, power points, a great space to also have as an at home office/study.

Bathroom

8'7" x 5'5"

Three piece suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap and shower over, ceiling spotlights, extractor fan, shavers port, wood effect flooring, UPVC double glazed window to the front elevation.

Externally

To the front, there is ample off-road parking available on the driveway, as well as access to the integral garage. The rear garden has been professionally landscaped and is impeccably maintained. It features a porcelain-paved patio area perfect for outdoor dining, a raised lawn, and two attractive flower beds filled with a variety of plants and greenery. At the top of the garden, you'll find a paved seating area offering a quiet spot to relax and enjoy the sunshine. Gated access is available down both sides of the house, with the right-hand side benefiting from a large garden shed, ideal for tools and outdoor storage.

Tenure

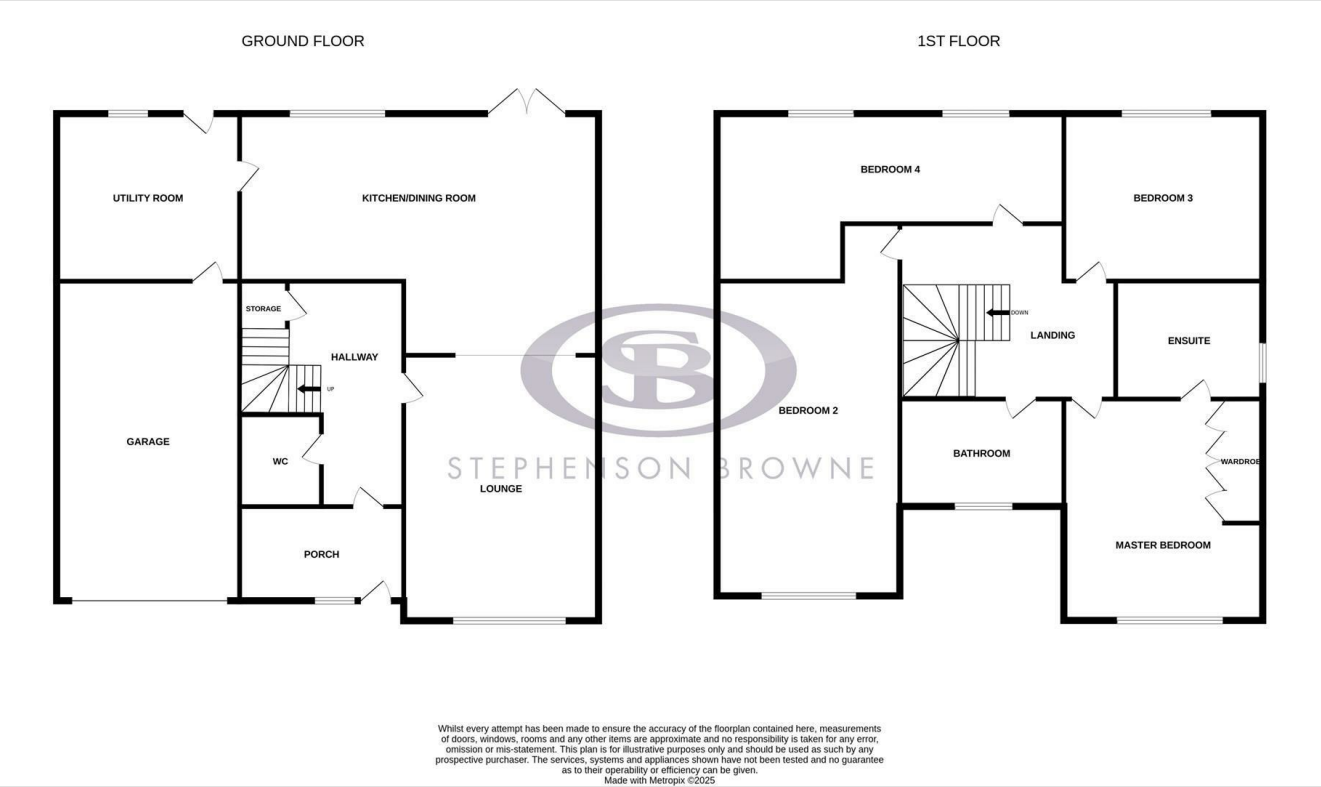
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

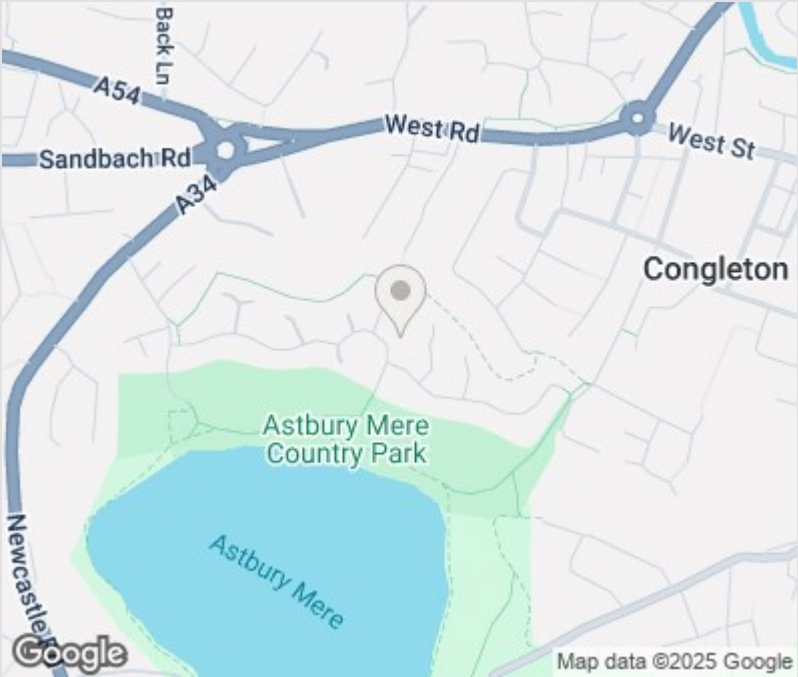
For a FREE valuation please call or e-mail and we will be happy to assist.



Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		71	
(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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