



37 DAVENSHAW DRIVE, CONGLETON, CW12 2FP

OFFERS OVER £425,000



STEPHENSON BROWNE

MOTIVATED SELLER DUE TO RELOCATION!
Beautifully presented four-bedroom detached home, nestled in a peaceful and idyllic setting surrounded by mature greenery.

Built around eight years ago, this impressive property has been carefully enhanced and maintained to an exceptional standard by the current owners. Immaculately styled with attention to detail throughout, it offers a genuine turn-key opportunity.

Situated within a small, exclusive development of similarly designed homes, the area enjoys a strong sense of community and is surrounded by open green spaces, mature planting, and the gentle flow of the Dane-in-Shaw Brook. No. 37 boasts one of the development's most desirable positions, directly overlooking a well-kept lawned area and the brook, creating a tranquil and scenic outlook that can be enjoyed year-round. While the setting feels wonderfully secluded, the home is also ideally located for everyday convenience, with local amenities, good schools and transport links close by, you are also just a short distance away from the Town Centre.

Coming into the property you are welcomed into the charming entrance porch, where the eye is immediately drawn to the beautiful patterned tiled flooring, a stylish first impression that sets the tone for the rest of the home. From here, the inner hallway provides access to the ground floor accommodation and staircase to the first floor.

The ground floor offers a spacious and elegantly presented lounge, featuring a modern fitted fireplace with a flame-effect electric inset fire, perfect for cosy evenings. There is a separate dining room, ideal for hosting dinner parties or family gatherings, and a bright, generously sized breakfast kitchen fitted with contemporary units and offering space for a dining table, all while enjoying views over the rear garden. A separate utility room with matching cabinetry and a convenient ground floor WC complete the layout.



Upstairs, a large and airy landing leads to four bedrooms and the family bathroom. The master bedroom is a true retreat, benefiting from fitted wardrobes and a sleek en suite shower room.

Externally, the home continues to impress. To the rear is a beautifully landscaped, enclosed garden with a paved patio area, ideal for summer BBQs or al fresco dining with a neat lawn surrounded by well-kept borders. To the front, a tarmac driveway offers off-road parking for two vehicles and leads to a single garage with additional parking available, while additional lawned gardens with trees and shrubs add to the home's kerb appeal.

Combining stylish interiors, modern comforts, and an enviable position with picturesque views, this property is one not to be missed!

Entrance Porch

5'3" x 3'6"

Stunning patterned tile floor, wooden entrance door with double glazed stained glass inserts and radiator.

Hallway

10'3" x 7'6"

Doors to all downstairs accommodation, stairs to first floor and radiator.

Lounge

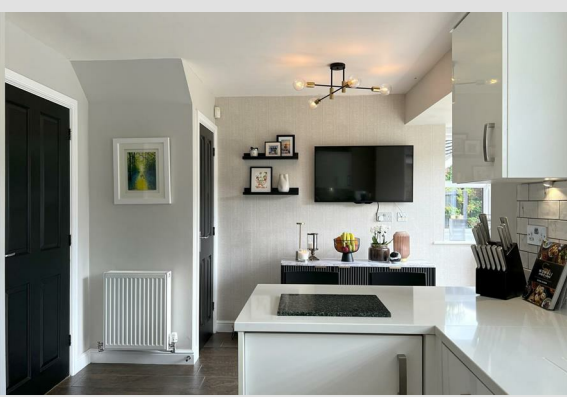
19'8" x 10'9"

Spacious lounge with beautiful feature fireplace with modern marble effect hearth and surround with inset flame effect electric fire, UPVC double glazed window to the front elevation and UPVC double glazed double doors to the rear elevation leading to the garden and radiator.

Breakfast Kitchen

16'11" x 11'5" max

Bright and spacious breakfast kitchen with modern fitted kitchen comprising of wall and base units with work surface over, built in dishwasher, fridge, oven and hob with extractor over, inset sink with modern mixer tap over, tiled splash backs, laminate wood effect flooring, under stairs storage cupboard, UPVC double glazed window to the rear, UPVC double glazed double doors leading onto the garden with windows to each side, area for table and chairs currently with television over perfect for a casual bite or coffee and two radiators.



Utility Room

8'11" x 5'2"

Fitted utility area to match with the kitchen comprising of wall and base units with work surface over and splash back, stainless steel sink with drainer, space for washing machine and tumble dryer, built in freezer, laminate wood effect flooring, wooden door with double glazed opaque glass insert and radiator.

Dining Room

9'5" x 8'11"

UPVC double glazed window to the front elevation and radiator.

WC

5'5" x 4'8"

Two piece suite comprising of low level WC and pedestal hand wash basin, UPVC double glazed opaque window to the front elevation and radiator.

Landing

10'3" x 7'6" max

Access to all bedrooms and bathroom, loft access, airing cupboard and radiator.

Master Bedroom

15'7" x 11'0"

Built in wardrobe, UPVC double glazed window to the front elevation and radiator.

En Suite

8'9" x 3'9"

Modern fitted bathroom comprising of low level WC, pedestal hand wash basin and double shower, part tiled walls, tiled floor, shaving point, UPVC double glazed opaque window to the rear elevation and towel radiator.

Bedroom Two

10'9" 9'6"

UPVC double glazed window to the front elevation and radiator.

Bedroom Three

12'3" x 9'0" max

UPVC double glazed window to the rear elevation and radiator.

Bedroom Four

8'9" x 6'5"

UPVC double glazed window to the rear elevation and radiator.



Family Bathroom

9'4" x 5'9"

Modern fitted bathroom comprising of low level WC, pedestal hand wash basin and bath with mixer tap over, part tiled walls, tiled floor, UPVC double glazed opaque window to the front elevation and towel radiator.

Garage

17'8" x 9'1"

Up and Over garage door, power and light, partially boarded roof space for storage.

Externally

Directly opposite the property is a large, fenced lawn with a footpath running through it, offering a pleasant outlook and added privacy, with the River Dane just beyond.

To the front, a paved footpath leads to the main entrance, bordered on either side by well-maintained lawned gardens with small trees and mature shrubbery. A tarmac driveway provides off-road parking and leads to a single garage.

At the rear, the property boasts a generously sized, landscaped garden. A paved patio area offers an ideal space for outdoor seating, perfect for BBQs and garden parties. The remainder of the garden is laid to lawn and framed by bark borders, dotted with small trees and well-established plants for added character and privacy.

Tenure

We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Please note the monthly service charge is £55.69 per month with an annual ground rent charge of £445.

Need to Sell?

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

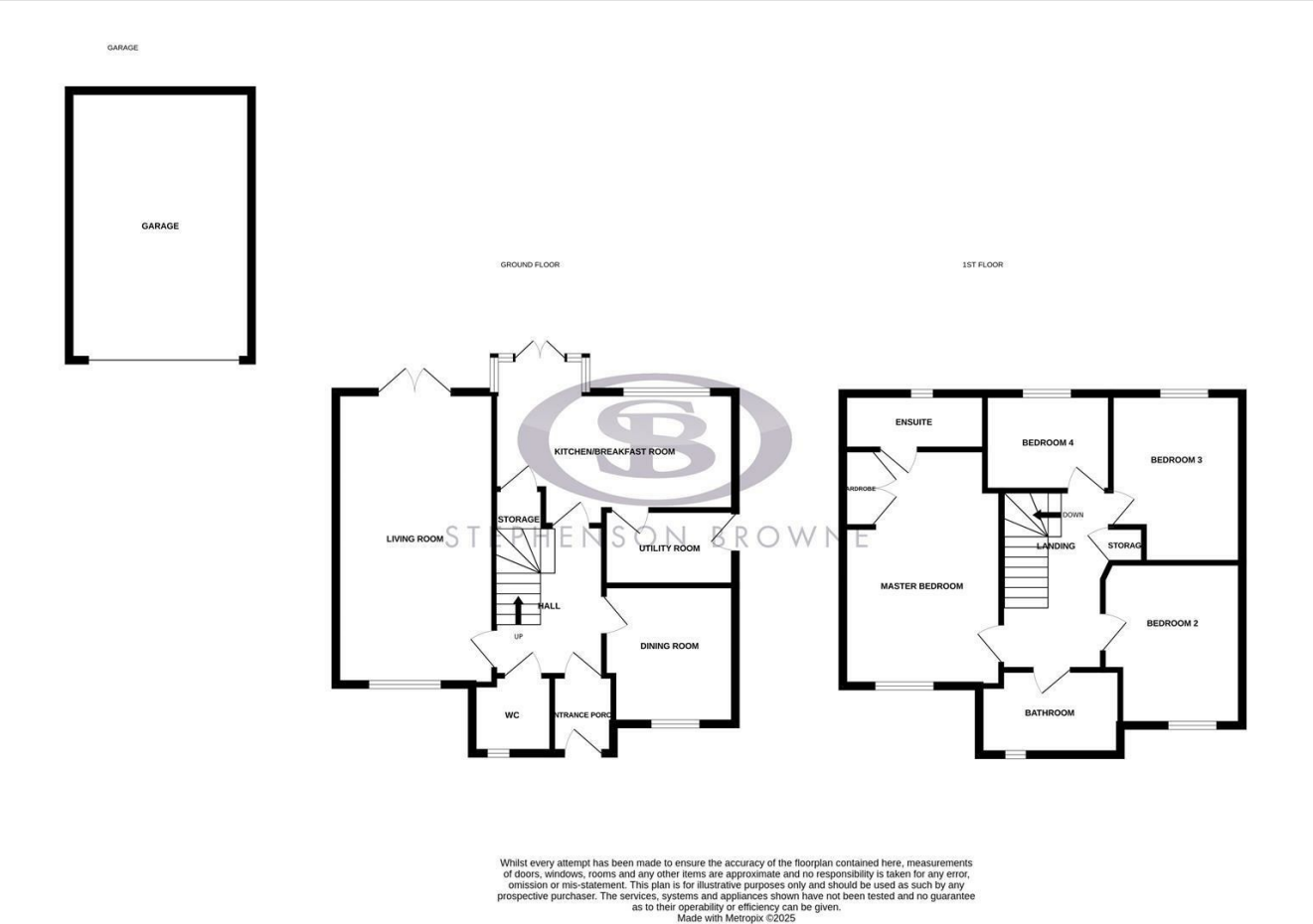
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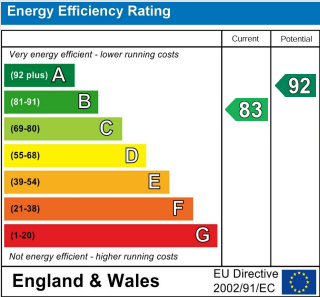
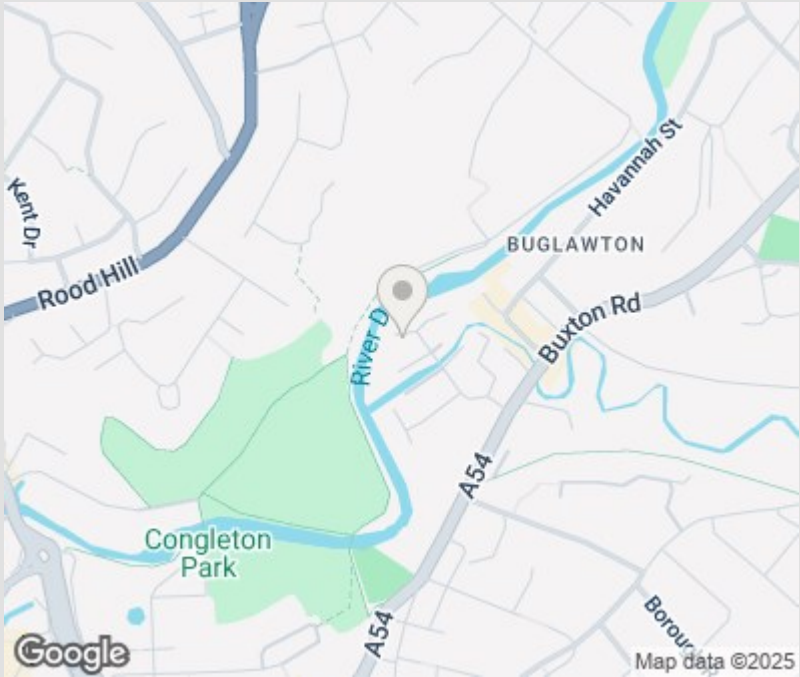




Floor Plan



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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