



3 KENDAL COURT, CONGLETON, CW12 4JN

£395,000



STEPHENSON BROWNE

Nestled on a highly sought-after estate in West Heath, this immaculately presented and thoughtfully extended three-bedroom detached home has been tastefully renovated by the current owner to create a stylish, modern living space that blends comfort, functionality, and design excellence. Boasting a contemporary open-plan layout, the property offers the perfect setting for modern family life, with further development potential (subject to the relevant planning permissions) into a two-storey extension, making it as future-proof as it is move-in ready.

Set within close proximity to popular primary and secondary schools, the local shopping precinct, and the scenic Astbury Mere Country Park, the location is ideal for growing families seeking both convenience and lifestyle.

Upon entering, you're welcomed into an inviting entrance hall which leads to the heart of the home, a spacious yet cosy lounge featuring a charming log-burning stove, perfect for relaxing evenings. The true showstopper is the impressive open-plan kitchen/dining/family room, designed with both everyday living and entertaining in mind. The sleek, modern kitchen boasts a range of integrated appliances and generous workspace, seamlessly flowing into the family and dining areas. Tri-fold doors open out to the landscaped rear garden, creating a wonderful indoor-outdoor living experience. There is also integral access to the garage/utility room for added convenience, with the addition of a downstairs WC accessed from the entrance hall.

A separate, versatile second sitting room provides additional living space and could be utilised as a home office, playroom, or snug, ideal for a variety of uses.

Upstairs, the home continues to impress with three generously proportioned bedrooms. The main bedroom benefits from fitted wardrobes and a stylish en suite, while a stylish family bathroom serves the remaining two bedrooms.



Occupying an enviable corner plot, the property features a double driveway leading to a garage with an additional parking space, and a lawned front garden. The rear garden has been professionally landscaped for low-maintenance enjoyment, offering a lower paved patio, a raised artificial lawn, and a stylish patio seating area – all framed by mature flower beds and hedging for added privacy.

This is a rare opportunity to secure a beautifully upgraded and spacious family home in one of West Heath's most desirable residential estates, an early viewing is highly recommended to appreciate all this property has to offer!

Entrance Hall

6'11" x 5'6"

External front entrance door with two UPVC double glazed windows to either side, LVT herringbone style flooring, central heating radiator, providing access to further ground floor accommodation and stair access to first floor accommodation, storage cupboard.

Lounge

18'0" x 12'8"

UPVC double glazed window to the front elevation, two ceiling light fittings, four wall light fittings, central heating radiator, LVT herringbone style flooring, wood burning stove on a tiled hearth, sliding patio doors to the rear elevation, ample power points.

Open Plan Kitchen/Dining/Family Room

Kitchen Area

15'9" x 12'9"

Modern fitted Wren kitchen comprising contemporary matt wall and base units with work surface over, tiled splash back, inset sink with mixer tap, four ring induction hob with extractor over, integrated fridge freezer, double oven and dishwasher, integrated wine cooler, UPVC double glazed window to the side elevation, ceiling spotlights, ample power points, LVT herringbone style flooring, access to under stair storage.

Dining/Family Room Area

16'7" x 12'9"

Two flat rooflights, ceiling spotlights, tri-folding doors out into the rear garden, ample power points, LVT herringbone style flooring, two modern vertical central heating radiators, direct access into the integral garage and utility.



Sitting Room/Playroom

17'9" x 9'5"

UPVC double glazed windows to the side front and rear elevation with external rear door out into the garden, LVT herringbone style flooring, ceiling spotlights, modern vertical central heating radiator, ample power points.

WC

4'11" x 3'0"

Low level WC, hand wash basin with mixer tap and tiled splash back, ceiling spotlights, LVT herringbone style flooring, UPVC double glazed frosted window to the side elevation, vertical towel rail.

Integral Garage

21'0" x 11'3"

Newly installed, insulated electric garage door, power and light, providing access into the utility room.

Utility

11'2" x 5'10"

Base units with work surface over, inset sink with single drainer and mixer tap, space and plumbing for a washer/dryer, ceiling spotlights, tiled flooring, window to the side elevation and external access door, into the garden.

Landing

Providing access to all first floor accommodation, direct access into the airing cupboard housing the boiler, UPVC double glazed window to the rear elevation, loft access with pull down ladders, ceiling light fitting.

Bedroom One

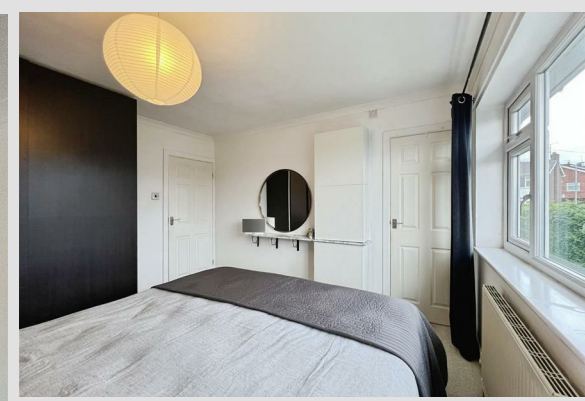
11'11" x 10'0"

UPVC double glazed window to the front elevation, central heating radiator, carpet flooring, ceiling light fitting, wall mounted storage cabinets, ample power points, access into the en suite.

En Suite

5'10" x 4'2"

Three piece white suite comprising low level WC, hand wash basin with mixer tap and tiled splash back, two wall mounted mirrored cabinet walk in shower with paneled splash back, wood effect flooring, central heating radiator, UPVC double glazed frosted window to the front elevation, extractor fan, ceiling spotlights.



Bedroom Two

9'9" x 9'1"
UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, wall mounted storage cabinets, ample power points.

Bedroom Three

9'9" x 8'11"
UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, wood effect flooring, ample power points.

Bathroom

6'6" x 4'11"
Three piece suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap, tiled splash back and shower attachment including fitted rainfall shower head and removable shower head, ceiling spotlights, extractor fan, UPVC double glazed window to the rear elevation, tiled flooring.

Externally

Occupying an enviable corner plot, the property features a double driveway leading to a garage with an additional parking space, and a lawned front garden. The rear garden has been professionally landscaped for low-maintenance enjoyment, offering a lower paved patio, a raised artificial lawn, and a stylish patio seating area – all framed by mature flower beds and hedging for added privacy.

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.

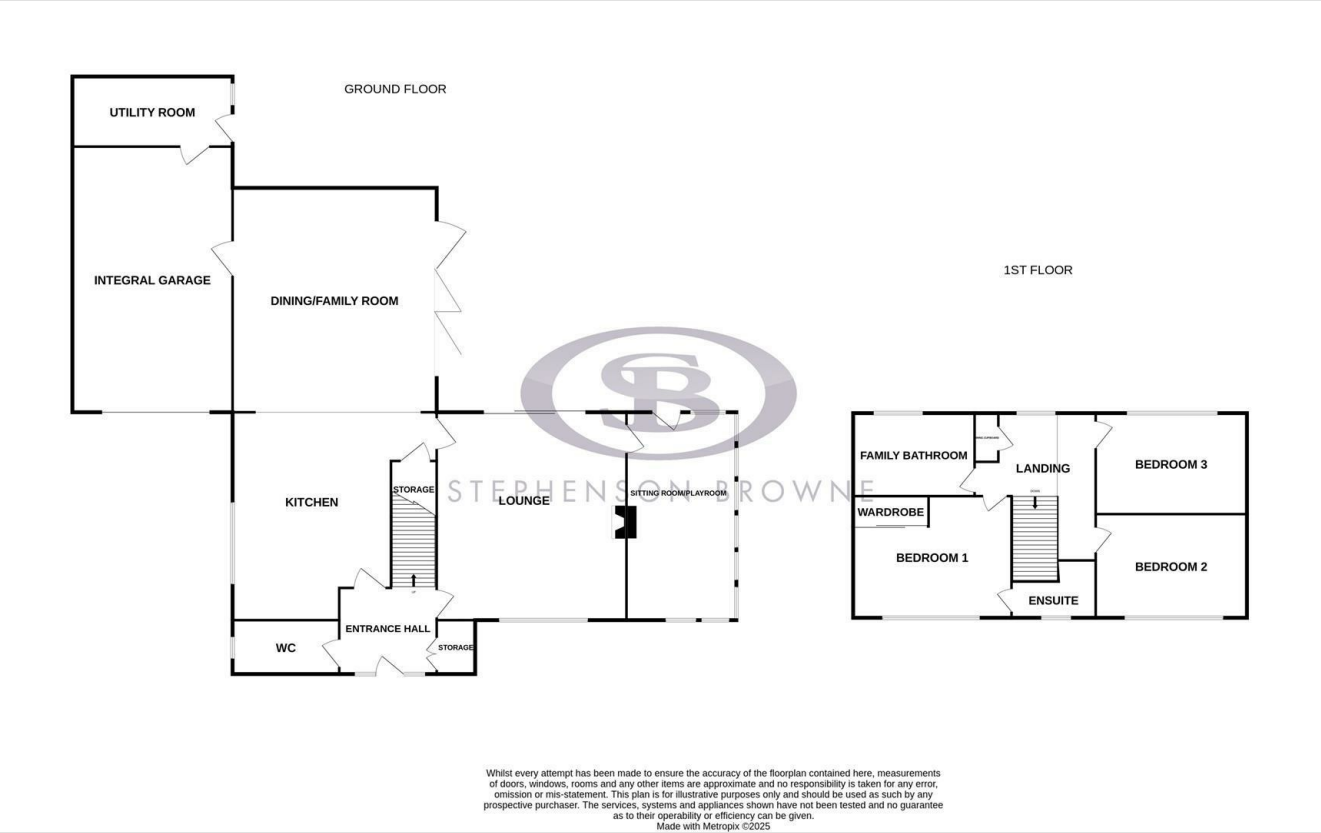
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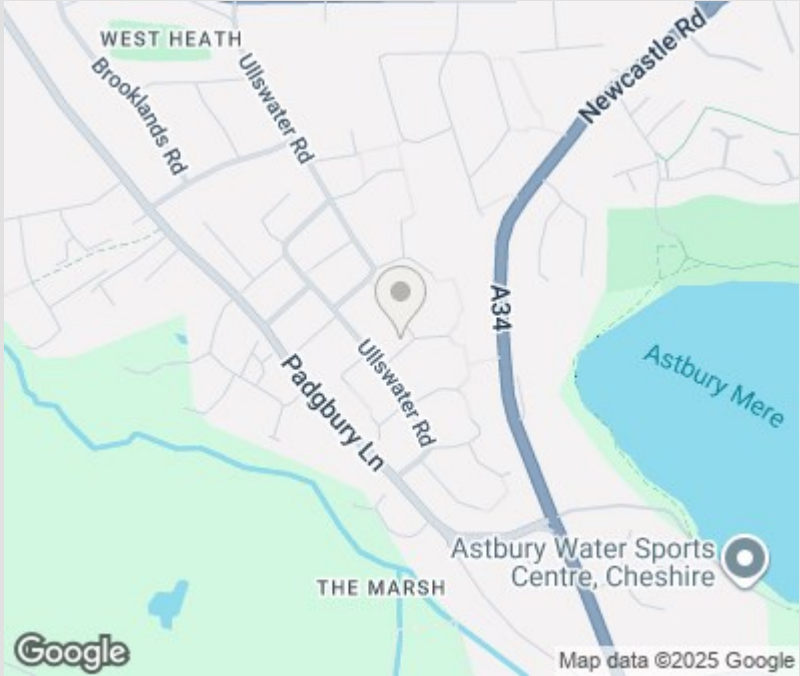




Floor Plan



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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