



## 4 Atkin Close, Congleton, Cheshire, CW12 4WJ

Offers In The Region Of £395,000

- Well Presented Modern Link Detached Four/Five Bedroom Home
- Spacious Lounge With Walk-in Bay Window
- Master Bedroom With En-suite Shower Room & Separate Family Bathroom
- Detached Garage & Carport Plus Extended Driveway Providing Parking For Several Vehicles
- Highly Sought After Location Of West Heath
- Superb Sized Accommodation Throughout
- Defined Dining Area & Separate Conservatory & Downstairs Cloakroom
- Additional Study/ Bedroom Five
- Immaculately Presented Gardens And Patio Area
- Close To Local Amenities & Schools



# 4 Atkin Close, Congleton CW12 4WJ

Situated within a peaceful and highly sought after residential development we are pleased to present to the market this four/ five-bedroom link detached home, positioned on a superb size plot with an extended and lengthy driveway providing parking for several vehicle whilst internally offering spacious and well-presented accommodation.

West Heath is a popular district due to its array of shopping facilities, local schools and handy transport links to the A34 and the M6 motorway.

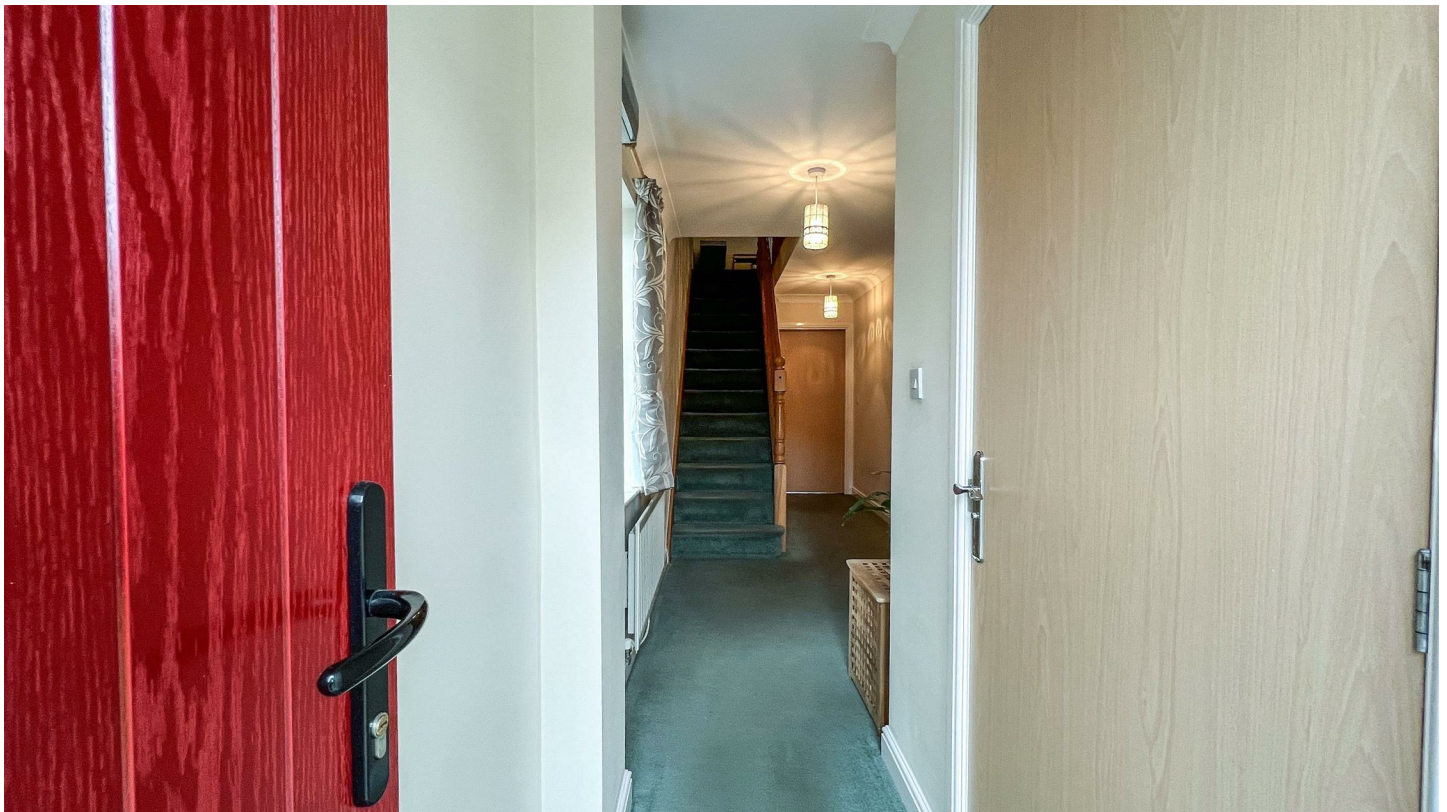
You are firstly welcomed into a good size entrance hall with access to the downstairs cloakroom, the lounge is a superb size with this continuing into the defined formal dining area, there is separate conservatory with delightful views of the surrounding gardens. The kitchen is furnished with modern units whilst giving access to the rear carport, separate garage and gardens.

The light and airy first floor landing benefits from a useful storage and permits access to the bedrooms, there are four/ five bedrooms whilst the fifth bedroom could be used as a study/ office if desired. The master bedroom benefits from an en-suite shower room, with the family bathroom serving the remaining bedrooms.

As previously mentioned, there is a fantastic frontage to the property with a lengthy lawned garden, superb driveway providing parking for several vehicles, the carport offers private gates giving you that extra



Council Tax Band: E



### **Entrance Hallway**

Having a front composite door with access into the entrance hallway. Having a UPVC double glazed window to the side aspect. Having a handy under stairs storage cupboard.

- Size : -

### **Downstairs Cloakroom**

6'4" x 3'3"

Having a UPVC obscured window to the front aspect.

Comprising of a two piece suite featuring a low-level WC with push flush, pedestal wash hand basin with chrome mixer taps, radiator, wood effect tile flooring.

- Size : - 6' 4" x 3' 3" (1.94m x 0.99m)

### **Lounge Area**

17'8" x 13'2"

Having a UPVC double glazed walk-in bay window with views of the front garden. Double radiator and one single radiator. Coving to ceiling. Access into the -

- Size : - 17' 8" x 13' 2" (5.38m x 4.02m)

### **Dining Area**

11'7" x 9'4"

Having UPVC double glazed sliding patio doors with access into the conservatory. Radiator. Coving to ceiling.

- Size : - 11' 7" x 9' 4" (3.52m x 2.84m)

### **Conservatory**

12'5" x 10'2"

Having a half brick wall. Having UPVC double glazed windows to the side and rear aspects with double glazed UPVC French doors out onto the patio area. Full glass roof with recessed spotlights. Tiled flooring, power and electric.

- Size : - 12' 5" x 10' 2" (3.78m x 3.1m)

### **Kitchen**

12'3" x 10'3"

Having a UPVC double glazed window to the rear aspect overlooking the gardens. Side entrance door with access to the garage and patio area. Having a range of wall cupboard and base units with work surfaces over incorporating a stainless steel one and a half bowl sink and drainer with chrome mixer tap over, integrated double oven/separate fridge and freezer, gas hob with

extractor hood over, space and plumbing for washing machine and dishwasher. Partially tiled walls. Tiled floors. Radiator.

- Size : - 12' 3" x 10' 3" (3.73m x 3.12m)

### **First Floor Landing**

Having access to the bedrooms and the family bathroom. Radiator. Access to the loft. Airing cupboard with shelving.

- Size : -

### **Master Bedroom**

15'7" x 13'4"

Having a UPVC double glazed window to the front aspect.

Radiator. Access to the en suite -

- Size : - 15' 7" x 13' 4" (4.76m x 4.07m)

### **En Suite**

7'4" x 5'2"

Having a UPVC double glazed obscured window to the side aspect. Comprising of a three-piece suite featuring a double width shower cubicle with power shower over, pedestal wash hand basin with chrome mixer taps, low-level WC with push flush. Chrome heated towel rail. Extractor fan.

Vinyl flooring. Partially tiled walls.

- Size : - 7' 4" x 5' 2" (2.24m x 1.58m)

### **Bedroom Two**

13'10" x 12'8"

Having a UPVC double glazed window to the front aspect and one to the rear. Radiator. Access to the loft.

- Size : - 13' 10" x 12' 8" (4.21m x 3.85m)

### **Bedroom Three**

13'0" x 7'4"

Having a UPVC double glazed window to the rear aspect. Radiator.

- Size : - 13' 0" x 7' 4" (3.95m x 2.24m)

### **Bedroom Four**

8'6" x 6'8"

Having a UPVC double glazed window to the rear aspect. Radiator.

- Size : - 8' 6" x 6' 8" (2.58m x 2.02m)



### Bedroom Five

8'9" x 6'4"

Having a UPVC double glazed window to the front aspect. Radiator.

- Size : - 8' 9" x 6' 4" (2.67m x 1.94m)

### Family Bathroom

8'4" x 5'7"

Having a UPVC double glazed obscured window to the rear aspect. Comprising of a three-piece suite featuring a panel bath with chrome mixer taps over, Roca low-level WC with push flush, pedestal wash hand basin with chrome mixer taps over. Chrome heated towel rail. Partially tiled walls. Vinyl flooring.

- Size : - 8' 4" x 5' 7" (2.54m x 1.69m)

### Garage

16'4" x 8'4"

Having power and lighting. Up and over door. -

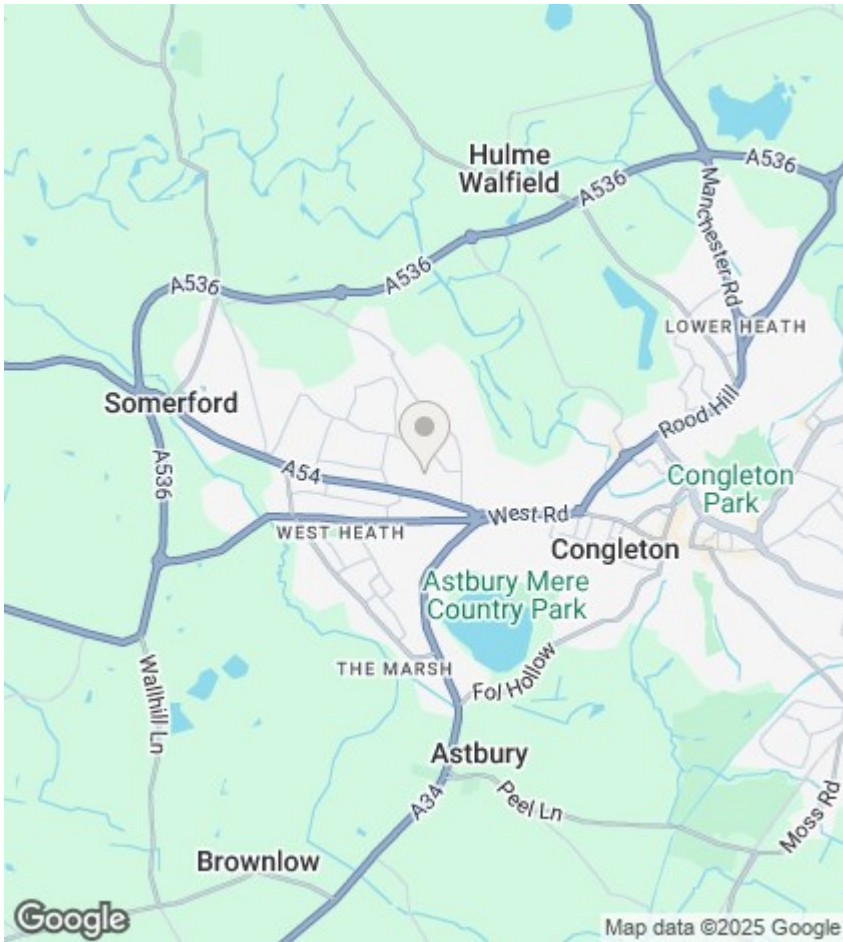
Size : - 16' 4" x 8' 4" (4.98m x 2.53m)











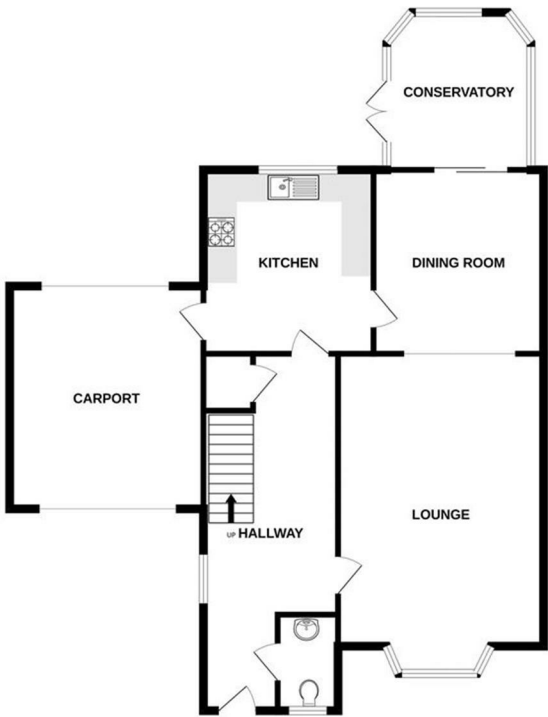
## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements