



Woburn Drive, Congleton, CW12 3SS.
£525,000

Whittaker Est. 1930
& Biggs

Woburn Drive, Congleton, CW12 3SS.

A delightful and beautifully presented four-bedroom detached family residence offering well-proportioned accommodation throughout with the current occupiers creating a splendid open plan kitchen/dining area.

Situated within a select development in the ever-popular Mossley district with countryside walks on your doorstep whilst having the convenience of local amenities of Hightown a stroll away as well as Congleton train station and the town centre within close proximity.

Internally this immaculate home boasts a spacious living room featuring a walk-in bay window and to add further enhancement to this lovely home there is a multi-fuel stove perfect for those cooler nights.

There is a separate dining area currently used as a family room with French doors onto the landscaped gardens and with the increase of hybrid working there is study/office for your convenience.

The most significant and in our opinion an outstanding feature of this home must be the open plan/kitchen dining and family area, offering a high specification kitchen with quality integral appliances and solid quartz work surfaces, incorporating a breakfast bar with seating for four.

There is a defined dining area with views of the gardens and a seating area to sit back and relax in. The open plan area offers plenty of natural light courtesy of the Velux skylight windows and French doors onto the gardens. From the kitchen there is handy utility area with additional cupboard storage, space for washing appliances and access into the integral garage.



There is also a recently installed downstairs cloakroom. The property also has the advantage of a Solar PV hot water system.

To the first floor there are four bedrooms with three of them benefiting from double bedrooms, the master bedroom has a fantastic size en-suite including a separate bath and double width shower.

The family bathroom is also of generous size featuring a separate bath and shower cubicle.

Externally the property has a fully enclosed landscaped garden with an abundance of mature trees flowers, and shrubs in addition to the Indian stone patio area which extends the whole width of the house with steps down to the garden, there is also a further decking area perfect for summer dining.

To the front of the home there is lawned garden and a block paved driveway providing parking for multiple vehicles plus a useful car charging point and to complete this home there is an integral single garage.

A viewing is a must to fully appreciate this wonderful home.

Entrance Hall

having a UPVC front entrance door with access into the light and airy

Lounge 16' 10" x 11' 5" (5.13m x 3.47m)

Having a UPVC double-glazed walk-in bay window to the front aspect. Coving to ceiling. 2 X Double radiators. Featuring a multifuel stove set on a slate hearth with oak mantle over. Wall light points. Double doors and access into the dining room.

Dining Room 13' 9" x 9' 2" (4.20m x 2.80m)

Having UPVC double glazed French doors with access onto the patio area and gardens. Coving to ceiling. Double radiator.

Open Plan Dining Kitchen and Family Room 14' 0" x 26' 8" (4.27m x 8.12m)

Having 2 x UPVC double glazed window to the rear aspect and UPVC double glazed French doors with access onto the patio area and garden. UPVC double glazed Velux style skylight windows. Having a range of wall cupboard and base units with solid Quartz worktops over incorporating a Frankie one and a half bowl sink with chrome mixer tap over, induction hob with Neff extractor hood over and Neff double oven, integral dishwasher, wine cooler. Space for fridge freezer. Plinth heaters in the kitchen area. Anthracite Vertical radiator. Recessed downlights. Wall light points. Karndean flooring throughout

Utility room 8' 0" x 5' 7" (2.44m x 1.69m)

Having a range of wall cupboard and base units with work surfaces over incorporating a ceramic sink with chrome mixer tap over. Space and plumbing for washing machine and tumble dryer. Recessed downlights. Karndean flooring. Extractor fan. Double radiator. Direct access to the garage.

Study 8' 1" x 8' 2" (2.47m x 2.50m)

Having a UPVC double glazed window to the front aspect. Double radiator. Karndean flooring.

Downstairs Cloakroom 7' 10" x 2' 7" (2.40m x 0.80m)

Having a low-level WC with push flush. Wall mounted wash hand basin with chrome mixer tap over. Double radiator. Extractor fan. Karndean flooring.



First Floor Landing

Having a UPVC double glazed window to the front aspect. With access to the bedrooms and the bathroom. Access to the loft. Radiator

Master bedroom 14' 5" x 11' 5" (4.39m x 3.48m)

Having a UPVC double glazed window to the front aspect. Double radiator. Access to en-suite bathroom.

En suite Bathroom 5' 6" x 11' 5" (1.68m x 3.47m)

Having a UPVC obscure window to the side aspect. Comprising of a four-piece suite featuring a panel bath with chrome mixer taps over and separate shower

attachment. Low level WC with push flush, pedestal wash hand basin with chrome mixer tap over, enclosed double width shower cubicle with rainfall showerhead over. Heated towel rail. Recessed downlights. Extractor fan. Tiled walls and floor.

Bedroom Two 10' 9" x 14' 9" (3.28m x 4.5m)

Having a UPVC double glazed window to the rear aspect. Double radiator.

Bedroom three 10' 4" x 11' 10" (3.16m x 3.6m)

Having a UPVC double glazed window to the rear aspect. Double radiator.

Bedroom Four 8' 7" x 8' 5" (2.62m x 2.57m)

Having UPVC double glazed window to the front aspect. Double radiator.

Family Bathroom 7' 9" x 8' 4" (2.35m x 2.55m)

Having a UPVC double glazed obscure window to the side aspect. Featuring a four-piece suite, comprising of a panel bath with chrome mixer taps over and separate shower attachment, separate shower cubicle with rainfall showerhead over, low-level WC with push flush, pedestal wash hand basin with chrome mixer taps over heated towel rail. Tiled walls and floor. Recessed downlights. Extractor fan.

Externally

Having a block paved driveway to the front of the property providing off road parking for multiple cars and access to the garage. Additional lawned garden to the front. To the rear of the home there is a good sized fully enclosed landscaped garden with a spacious Indian stone patio area and a further decking area. The flower beds and filled with an array of mature bushes, plants and shrubs.

Note:

Council Tax Band: E

EPC Rating: TBC

Tenure: Freehold

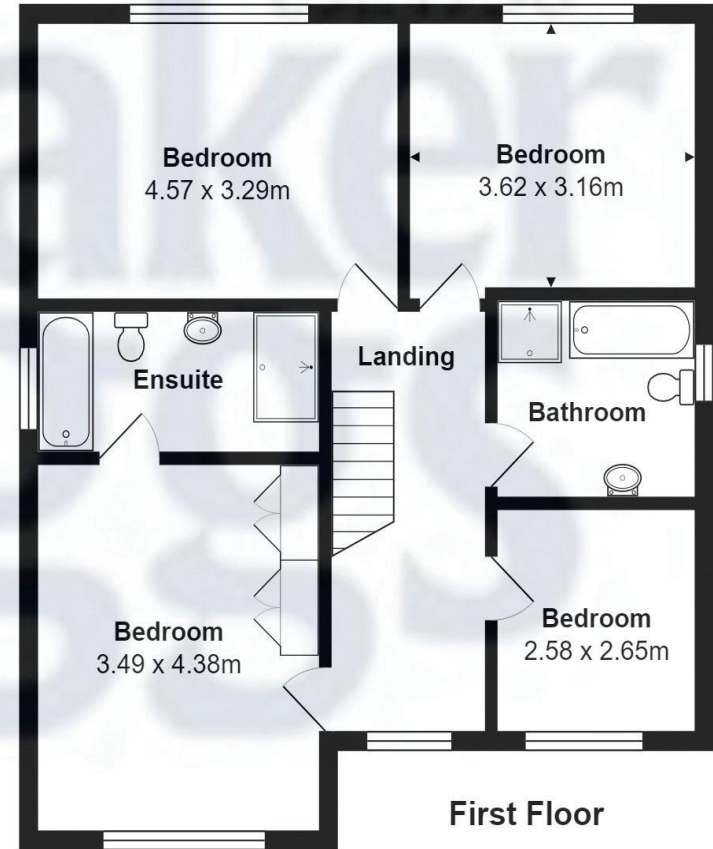
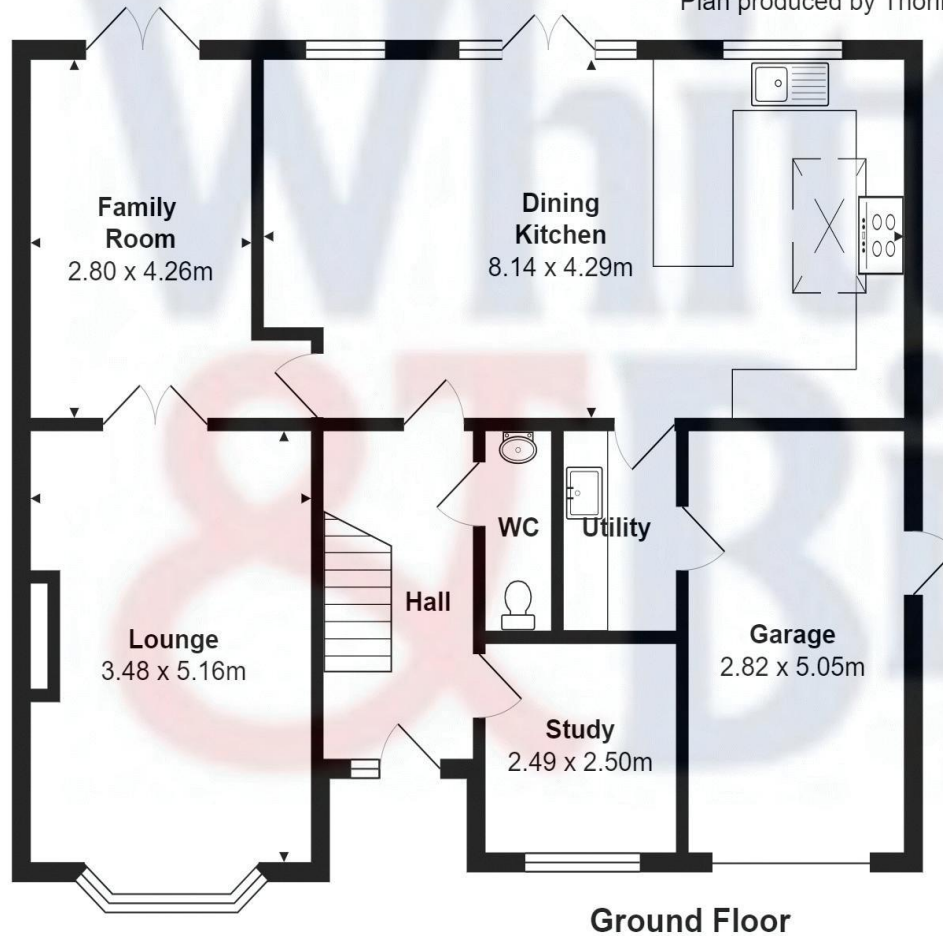






Total Area: 179.0 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed





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