



Tudor Way, Congleton, CW12 4AS.
Offers in Excess of £500,000

Whittaker ^{Est. 1930}
& Biggs

Tudor Way, Congleton, CW12 4AS.

This delightful four-bedroom detached home offers larger than average accommodation coupled with a much sought after location, close to Congleton town centre and its amenities. The property is ideally placed for access to open countryside which is available just a few minutes' walk away, with country walkways leading to Astbury Mere and the Macclesfield canal renowned for its picturesque scenery.

Occupying a generous plot, this spacious home has much to offer with its well-balanced accommodation which includes two reception rooms and four double bedrooms.

Upon entering the property via the covered entrance porch, you are immediately welcomed into an impressive sized reception hall with its parquet flooring and an open staircase which gives access to the spacious galleried landing which also offers functional space.

There is a dining kitchen complete with quality units and integral appliances. Serving the kitchen is a separate utility room, perfect for family living, whilst for convenience there is a ground floor cloakroom.

There are two bathrooms to the first floor including an en suite to the spacious master bedroom.

Worthy of particular mention are the well-stocked landscaped gardens which are South Easterly facing, of a generous size, being predominantly laid to lawn with adjoining paved patios and feature borders, stocked with an assortment of seasonal plants and flowers.

The frontage is also impressive with an attractive lawned front garden with a double width driveway providing ample off-road parking in addition to the integral garage which is also internally accessible from the utility room.



There is a modern condensing boiler which can be manually, or app controlled via a NEST smart system.

As previously mentioned, the property is well placed for Congleton with its range of independent shops, eateries and restaurants as well as the recent addition of the Market Quarter which offers a relaxed Manchester style vibe.

Viewing of this residence is advised to fully appreciate the accommodation and location.

Covered Porch

Quarry tiled step. Hardwood door with access into reception hall.

Reception Hall 14' 4" x 10' 10" (4.37m x 3.30m)

Having Parquet wood flooring. Under stairs cupboard with ample storage having cloak hooks and storage below. Radiator. Nest control for heating and hot water. Access to cloakroom.

Lounge 17' 11" x 11' 11" (5.46m x 3.63m)

Having UPVC double glazed french doors to the rear aspect with access to the patio area and gardens. Comprising of a feature brick fireplace with inset multi fuel burner. Two x radiators.

Dining Room 11' 11" x 11' 10" (3.63m x 3.60m)

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

Kitchen/Diner 10' 10" x 10' 9" (3.30m x 3.27m)

Having a UPVC double glazed window to the rear aspect. Comprising of a range of beech effect wall cupboard and base units with granite effect laminate surfaces incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over. Tiled splashbacks. Under unit lighting. 5-burner gas hob with

extractor hood over, double oven. Tiled floor. Recessed Downlights. Radiator.

Utility room 6' 11" x 9' 5" (2.11m x 2.87m)

Having a UPVC double glazed window to the rear aspect. Access via a side door externally. With a range of white fitted wall cupboard and base units with work surfaces over, tiled splashbacks. Single drainer stainless steel sink with mixer tap over. Space for dishwasher, washing machine, tumble dryer and fridge freezer. Radiator. Tiled floor. Recessed downlights. Door internally to the garage.

Cloakroom

Having a UPVC double glazed obscure window to the side aspect. Comprising of a white suite featuring a low level W.C., pedestal wash hand basin. Radiator. Tiled floor.

First Floor Landing

Having a UPVC double glazed window to the front aspect Access to the partly boarded roof space with lighting. Radiator. Access to bedrooms and family bathroom Door to airing cupboard with lagged cylinder.

Bedroom One 17' 11" x 11' 11" (5.46m x 3.63m)

Having a UPVC double glazed window to rear aspect. Radiator. Fitted bedroom suite comprising of double wardrobes and dressing table with drawers, matching bedside tables. Recessed Downlights

En-suite

Having a UPVC double glazed obscure window to rear aspect, Comprising of a white suite featuring a low level W.C, wash hand basin, shower enclosure with extractor fan. Fully tiled walls and floor. Chrome heated towel radiator Illuminated mirror. Recessed Downlights to ceiling.



Bedroom Two 16' 3" x 11' 10" (4.95m x 3.60m)

Having a UPVC double glazed window to the front aspect. Fitted double wardrobes. Radiator. Door to walk-in storage cupboard with shelving and lights.

Bedroom Three 13' 0" x 9' 3" (3.96m x 2.82m)

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

Bedroom Four 12' 4" x 9' 4" (3.76m x 2.84m)

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

Family Bathroom

Having a UPVC double glazed obscure window to the rear aspect. Comprising of a white suite featuring a low level W.C, panelled bath, pedestal wash hand basin and shower enclosure with extractor fan. Fully tiled walls and floor. Chrome heated towel radiator. Recessed Downlights. Illuminated mirror.

Garage 18' 9" x 9' 1" (5.71m x 2.77m)

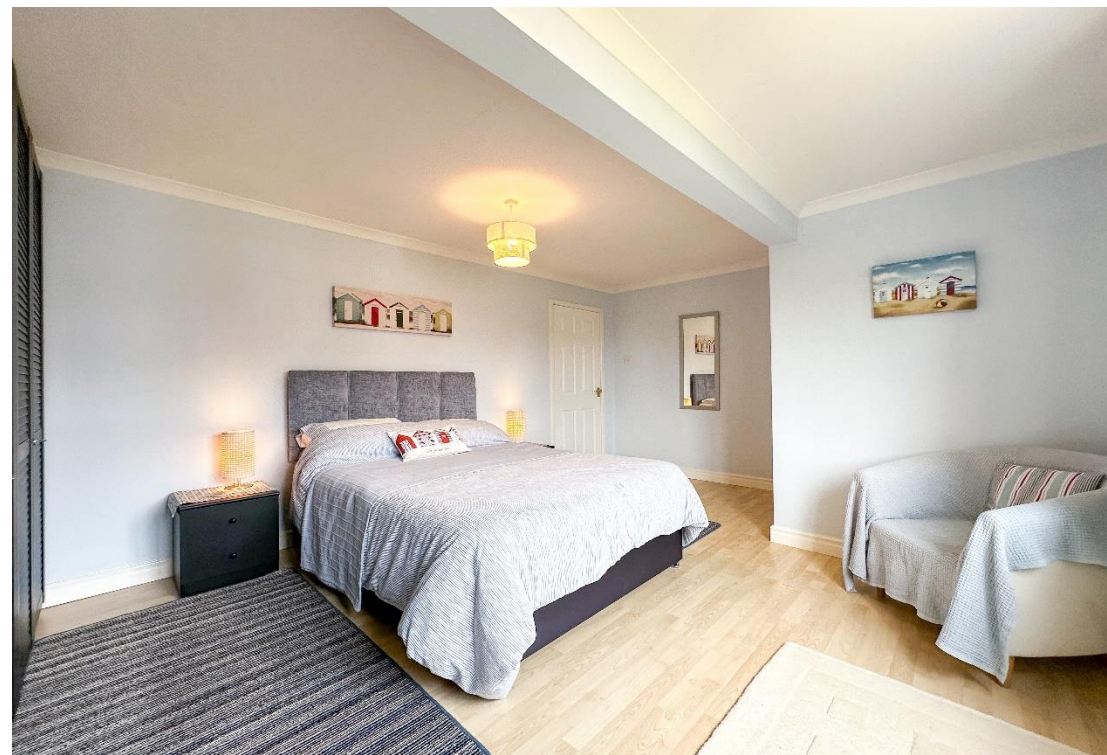
Up and over garage door. UPVC double glazed obscure window. Power and light. Modern consumer unit with emergency lighting. Glow worm central heating boiler.

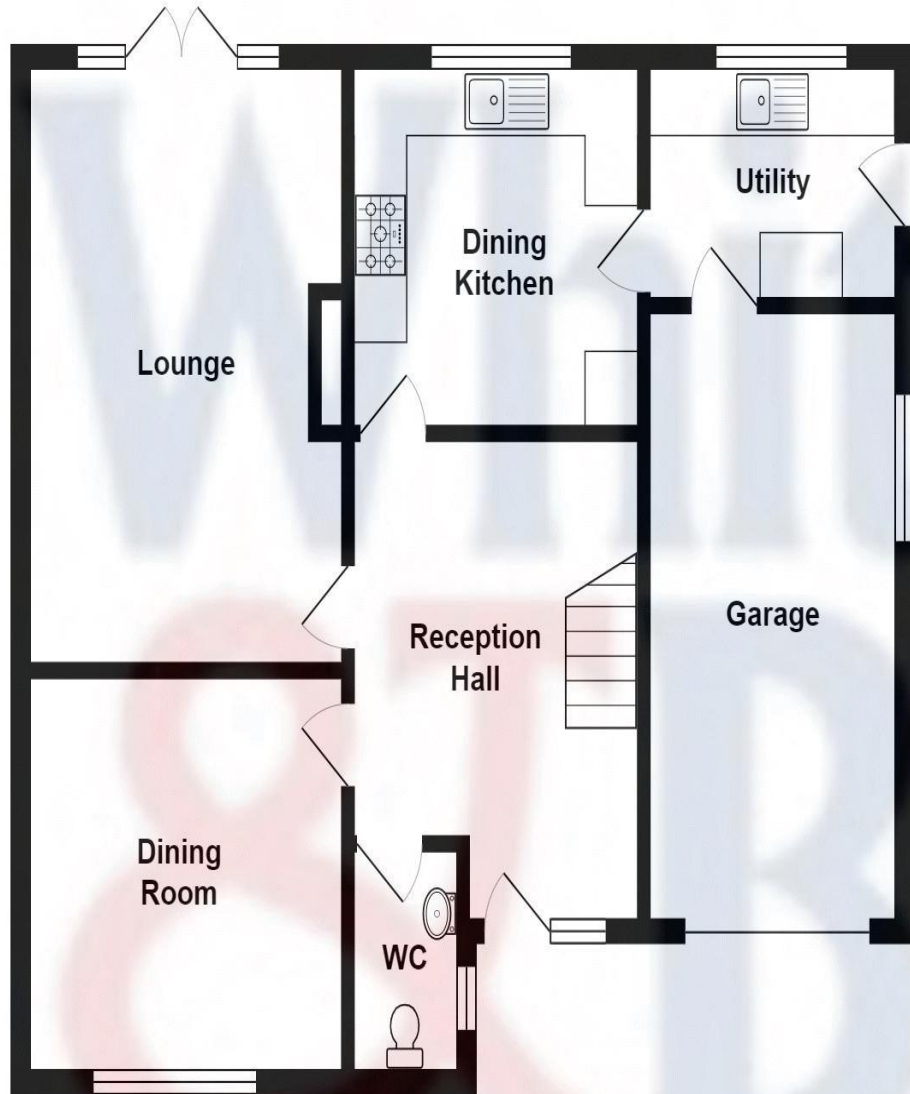
Externally

To the front of the property there is a private driveway providing off-road parking. Lawned garden to the side with a mature tree, shrubbery and plants. To the rear of the property there is fully enclosed garden with timber fence panels, steps up to the lawned garden with an array of mature shrubs and seasonal plants, there is an additional patio area ideal for alfresco dining.

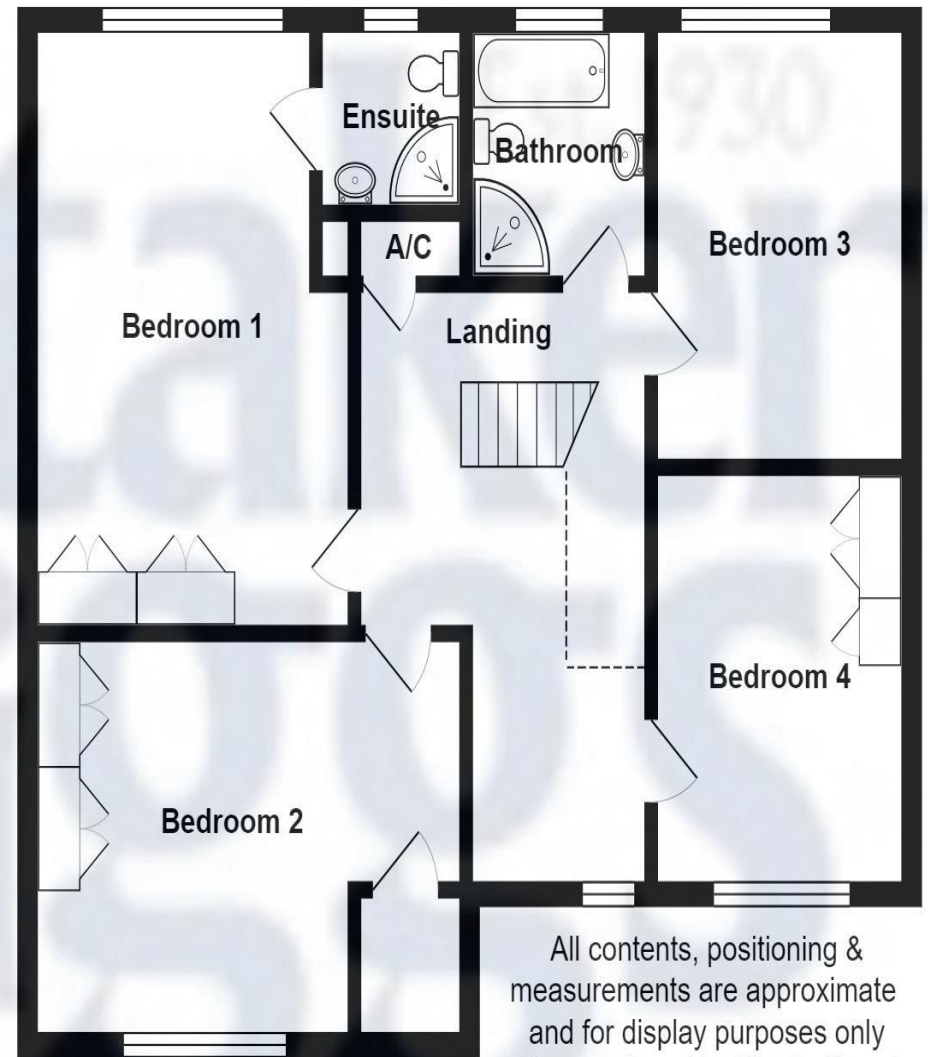








Ground Floor



First Floor

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

Total Area: 172.1 m²



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