



Meakin Close, Congleton, CW12 3TG.  
£550,000

Whittaker Est. 1930  
& Biggs



## Meakin Close, Congleton, CW12 3TG.

We are privileged to offer to the market this immaculately presented extended four bedroom detached home, situated in the highly sought after location within the ever popular Henshall Hall development.

Mossley village offers an array of local amenities which includes a chemist, bakers and a post office plus many more, whilst Congleton train station is within walking distance. The town of Congleton offers a variety of restaurants, wine bars and eateries in addition to a wide range of shopping facilities to suit your requirements.

Upon entering the property, you are welcomed into a good size hallway; the lounge is of a superb size and is enhanced with a cosy multi fuel burner which is perfect for those cooler nights. There are double doors with access into a formal dining room with the added benefit of a further lounge area with access onto the spacious size patio area and landscaped garden.

The open plan kitchen is of generous size with a range of quality units and complementary solid Quartz worktops. There is a defined dining area and a further living area with access to the beautifully presented gardens. For your convenience there is a separate utility room with direct access into the integral garage and to complete the ground floor there is a downstairs cloakroom.

To the first floor there are four bedrooms with three of the bedrooms being of generous size, the fourth bedroom is currently used as a study/ office space. The master bedroom is equipped with full bathroom facilities offering a bath and shower over, whilst the main family shower room benefits from a double width shower cubicle.





Externally the property benefits from a private driveway providing ample off-road parking. To the rear of the home the southerly facing garden is sure to delight, predominantly laid to lawn with an array of seasonal plants, shrubs and mature trees. The patio area is of impressive in size, ideal for outdoor dining during those summer months.

We feel a viewing is highly recommended to fully appreciate this extremely well presented and perfectly located home.

#### **Entrance porch**

Having a covered porch with access into the entrance hallway comprising of a solid wood multi locking door. Light and airy entrance hallway with access to the ground floor and stairs to the first floor landing. Covings to ceiling. Karndean flooring. Radiator

#### **Lounge 17' 5" x 13' 2" (5.30m x 4.01m)**

Having a UPVC double glazed bay window to the front aspect. Feature fireplace comprising of a solid sandstone mantel and Surround incorporating a multi fuel log burner set on a slate hearth. Covings to ceiling. Double radiator. Double doors with access into -

#### **Formal Dining room 22' 10" x 10' 0" (6.97m x 3.04m)**

Having a UPVC double glazed window to the rear aspect and hardwood double glazed French doors with access onto the patio area. Covings to ceiling. Double radiator.

#### **Kitchen 12' 9" x 9' 7" (3.89m x 2.93m)**

Having 2 x UPVC double glazed windows to the rear aspect. Comprising of a range of wall cupboard and base units with solid Quartz worktops over matching upstands, incorporating a stainless-steel Franke sink with chrome mixer tap over, integrated Bosch double oven, integrated Neff microwave, Neff gas hob with extractor hood over. Recessed downlights and lighting under cupboards. Double radiator. Karndean flooring.

#### **Dining/ Living Area 14' 0" x 9' 5" (4.26m x 2.87m)**

Having a defined dining area with recessed downlights. Double radiator. Having UPVC double glazed French doors with access to the landscaped garden and patio area. Wall light points. Electric storage heater.

#### **Utility room 12' 10" x 7' 4" (3.91m x 2.23m)**

Having a UPVC double glazed window to the front aspect. Composite side entrance door with access to the path leading to the gardens and driveway. Comprising of a range of base units with work surfaces over incorporating a one and a half bowl sink and drainer with mixer tap over. Space and plumbing for washing machine, space for dishwasher and space for American style fridge freezer. Housing the Boiler. Recessed downlights. Karndean flooring. Access to the integral garage.

#### **Downstairs Cloakroom 5' 7" x 5' 4" (1.71m x 1.62m)**

Comprising of a two piece suite, pedestal wash hand basin with chrome mixer tap over, low-level WC with push flush. Chrome heated towel rail. Partially tiled walls. Recessed spotlights. Karndean flooring. Extractor fan

#### **First Floor Landing**

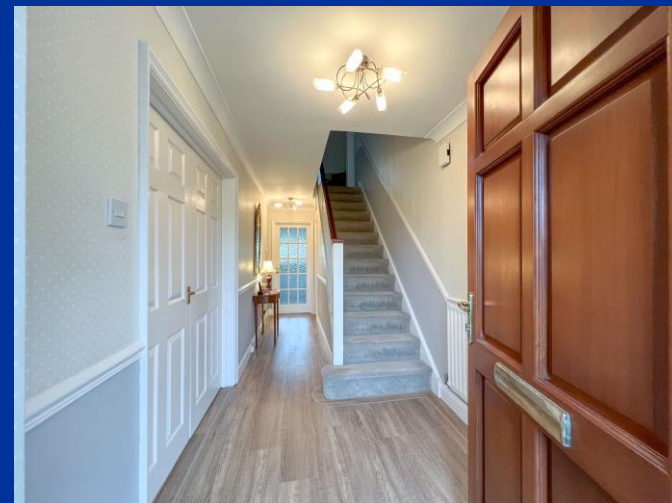
Having access to the loft. Covings to ceiling. Double radiator.

#### **Bedroom One 16' 2" x 8' 10" (4.93m x 2.70m)**

Having a UPVC double glazed window to the side aspect. Comprising of a range of bespoke fitted wardrobes. Double radiator.

#### **En-suite 6' 9" x 8' 11" (2.06m x 2.73m)**

Having a UPVC double glazed obscure window to the rear aspect. Comprising of a three-piece modern suite featuring a bath with separate shower over, wall mounted wash hand basin with chrome mixer tap over, low-level WC with push flush. Chrome heated towel rail. Recessed downlights.





**Bedroom Two** 13' 3" x 11' 9" (4.03m x 3.58m)

Having a UPVC double glazed window to the rear aspect. Comprising of a range of bespoke fitted wardrobes and matching drawers. Radiator. Wall light points. Coving to ceiling Wood effect laminate flooring.

**Bedroom Three** 15' 0" x 11' 8" (4.56m x 3.56m)

Having a UPVC double glazed window to the front aspect. Bespoke fitted wardrobes and vanity table. Radiator. Wall light points. Coving to ceiling

**Bedroom Four** 9' 5" x 7' 7" (2.87m x 2.31m)

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

**Family Bathroom**

Having a UPVC double glazed obscure window to the rear aspect. Comprising of a three-piece modern suite featuring a double width shower cubicle incorporating a power shower, wall mounted wash basin with chrome mixer taps over, low level WC with push flush. Chrome heated towel rail. Tiled walls and Tiled Floor Recessed downlights. Storage cupboard housing the water tank with storage space above.

**Garage** 17' 4" x 9' 1" (5.28m x 2.77m)

Having power and electric. Up and over door.

**Externally**

To the front of the property there is private driveway providing off- road parking and lawned garden. To the rear of the property there is a fully enclosed south facing, landscaped lawned garden with a range of flower beds featuring an array of mixed shrubs and mature plants, a spacious patio area with a stone pathway leading to the front of the home via a side gate.

Note:

Tenure- Freehold

Council Tax Band: E

EPC Rating: TBC







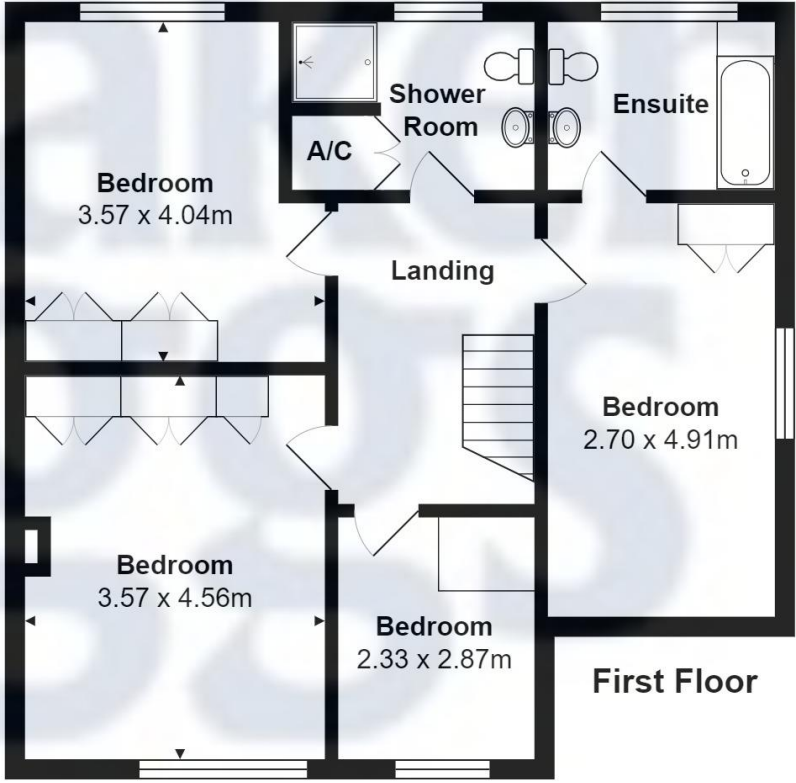
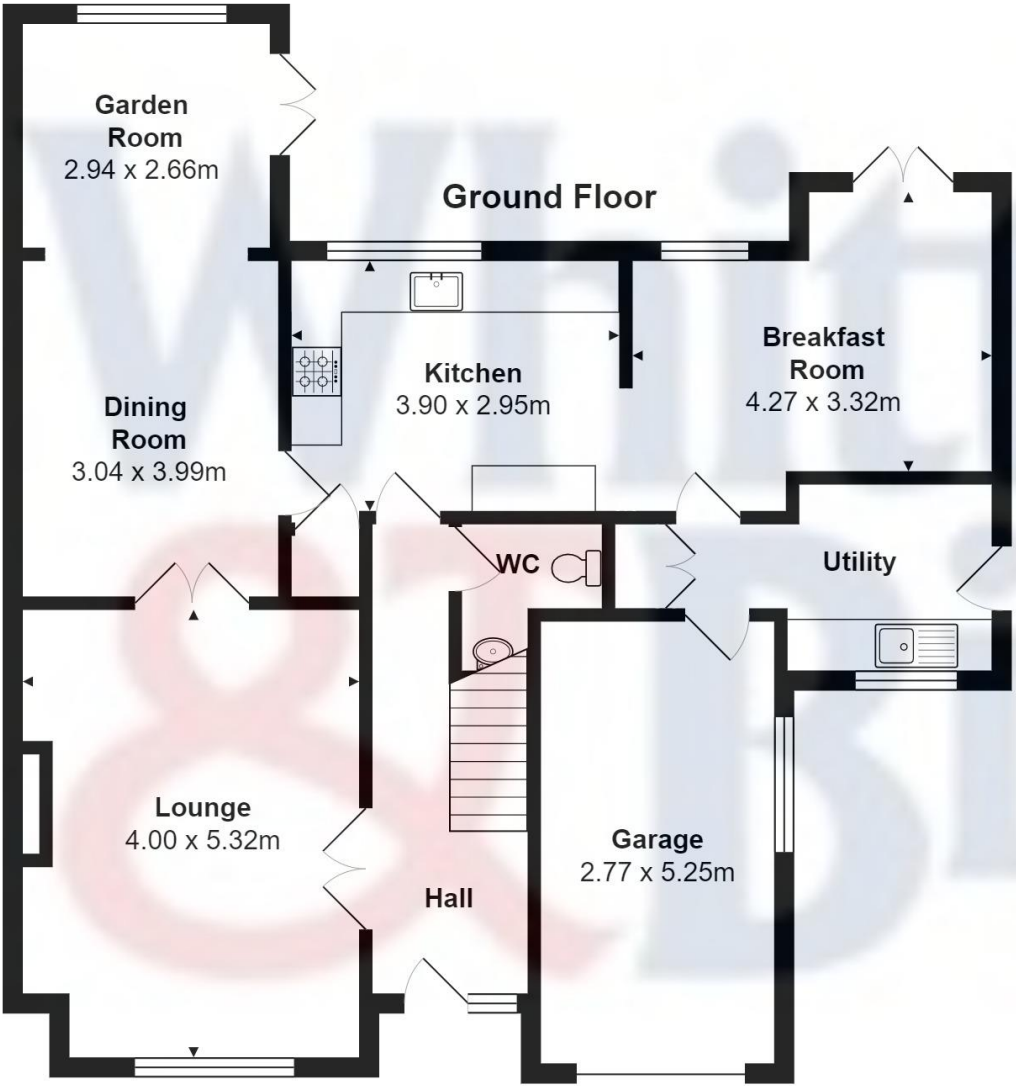






Total Area: 178.7 m<sup>2</sup>

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







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