



Lower Meadow Drive, Congleton, CW12 4UX.  
£335,000

Whittaker Est. 1930  
& Biggs

## Lower Meadow Drive, Congleton, CW12 4UX.

Set within a cul de sac location, on the fringe of this popular development, this stunning three-bedroom home sits proudly upon a larger than average plot with fantastic landscaped gardens, garden room and a timber built outdoor bar/kitchen. The downstairs of the house, the master bedroom and the garden room are fully air conditioned which can also be used to heat the rooms.

The vendors have recently improved the property with the inclusion of a newly installed (2024) kitchen with white gloss units and contrasting on trend handles with black accents. The main lounge is spacious and extends into the adjoining bay fronted dining room.

The first floor offers three good sized bedrooms with the master having a spacious en suite bathroom and defined dressing area with built in wardrobe. The family bathroom is also stylish with a double width walk in shower cubicle.

Externally there is ample off-road parking provided by the generous sized driveway in addition to the integral garage. The rear garden is a particular highlight boasting a larger than average plot size for this property type. The vendors have landscaped the rear garden with well stocked feature borders and a substantial artificial lawn for ease of maintenance.

Particular mention has to go to the external garden room with light and power, being a fantastic space for working from home, relaxing and entertaining, in cohesion to the external timber-built bar which could also be utilised as an outdoor kitchen area, creating the ultimate lifestyle property.

Located close to local amenities, Congleton park, shops independent restaurants and Congleton town centre with its bustling market quarter. There is also a bistro restaurant located on the peripheral of the development.

This is a fantastic home for families, first time buyers and those looking to downsize.



### Entrance Hall

Having a modern composite front entrance door with full length glazed panel, radiator, marble effect flooring, stairs to first floor landing.

### Lounge 15' 1" x 9' 9" (4.59m x 2.97m)

Having a UPVC double glazed window to the front aspect with an open outlook. Radiator, oak effect continuous laminate flooring. Open archway giving access route to dining room.

### Dining Room 10' 1" x 7' 6" (3.07m into bay x 2.28m)

Having a double glazed walk in bay window to the rear aspect overlooking the gardens, recessed lighting to ceiling. Continuous oak effect laminate flooring.

### Kitchen 10' 8" x 14' 1" (3.26m reducing to 2.77 x 4.30m)

Having a range of modern on trend recently installed gloss units (2024) having white gloss with black accents and handles. Luxurious polished marble work surface incorporating a one and a half bowl single drainer unit with Flexi mixer hose tap over. Plumbing for dishwasher and washing machine, space for fridge freezer, space for a double width Range style cooker. Cooker hood with extractor fan over, recess LED lighting, twin UPVC double glazed windows overlooking the garden, obscured double glazed window to the side aspect, half glazed rear entrance door giving access to the gardens. Tiled floor. Pantry store.

### First Floor Landing

Having access to loft space, airing cupboard housing hot water cylinder with shelving over.

### Bedroom One 10' 10" x 9' 9" (3.31m x 2.98m)

Having a UPVC double glazed window to the front aspect, radiator, TV point. Walk-through wardrobe with dressing area having open shelving to dressing area and mirror sliding wardrobe with hanging rail.

### En-suite 8' 8" x 8' 4" (2.65m x 2.53m reducing to 1.29m)

Having an enclosed shower cubicle with thermostatically controlled shower and fully closing doors, radiator, WC, pedestal wash hand basin. Recess LED lighting, shaver point, grey wood wash effect vinyl flooring, UPVC double glazed window to the front aspect .

### Bedroom Two 8' 9" x 9' 6" (2.66m x 2.90m)

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

### Bedroom Three 6' 4" x 9' 7" (1.94m x 2.93m)

Having a fitted double wardrobe with hanging rail and shelving, radiator, UPVC double glazed window to the front aspect.

### Family Bathroom

Refurbished suite with on trend black edges and fully glazed enclosed double width cubicle with black dual shower having a fixed rainfall effect showerhead and detachable shower. Vanity wash hand basin with storage below, WC, white heated radiator, shaver point, obscured UPVC double glazed window to the rear aspect, extractor fan.

### Externally

Garden room 4.78 m x 2.80 m.

Having windows to sides, electric light and power.

### Integral Garage

Having metal up and over door, light and power.

Note:

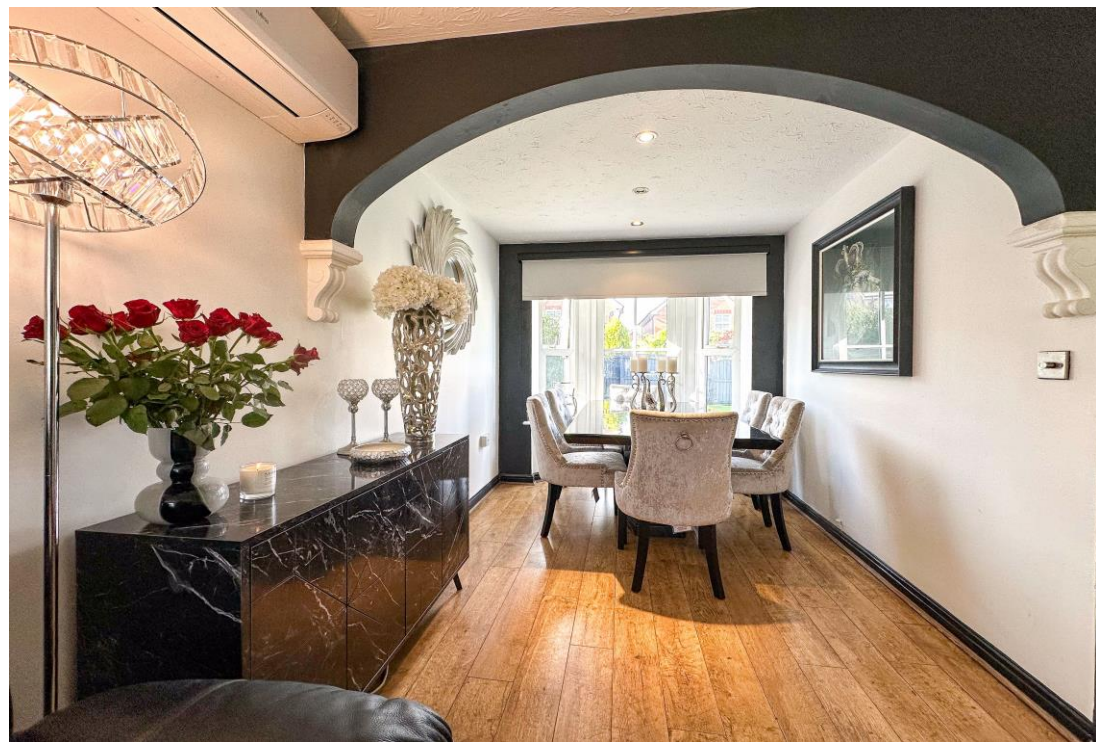
Council Tax Band: D

EPC Rating: TBC

Tenure: believed to be Freehold









FLOORPLAN TO BE INSERTED HERE



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