



Holmes Chapel Road, Congleton, CW12 4QB.
Offers in the Region of £570,000

Est. 1930
**Whittaker
& Biggs**

Holmes Chapel Road, Congleton, CW12 4QB.

A rare opportunity to acquire an individual detached residence set within a substantial plot.

This already spacious extended home offers four bedrooms, two reception rooms and two bathrooms. However, due to the property's plot size, there is potential to further extend to the rear or into the existing carport, subject to planning approval.

The property offers a non-estate location, set within the sought-after village location of Somerford, close to local amenities of Congleton as well as having good Road links to Holmes Chapel and Sandbach.

An unusual feature of this property is its modern lift which is sited in the entrance porch. The lift is fully enclosed with intercom system, giving access to the spacious first floor landing and four good size bedrooms, all with fitted wardrobes.

The main family bathroom has been furnished with a luxurious suite and in addition to the ground floor shower room. The two reception rooms both enjoy an outlook over the generous sized rear gardens which are a particular highlight of this property.

The gardens are an exceptional size currently dividing into two lawn gardens.



There is even an attractive front garden with a gated driveway allowing off-road parking in abundance as well as parking to the carport which leads to a detached garage.

Although in need of modernisation this family sized home offers a whelm of opportunity for those looking to create an individual and sizeable home to their own specification. Offered for sale with no upward chain.

Entrance Porch 9' 8" x 4' 8" (2.95m x 1.42m)

Having UPVC double glazed front entrance door and window to front aspect. Radiator, tiled floor, access to lift. Lift having an intercom system recessed lighting and emergency stop button. Giving access to the first floor landing.

Entrance Hall

Having stairs to first floor landing. Radiator, under stairs storage cupboard.

Ground Floor Shower Room 9' 5" x 4' 2" (2.86m x 1.27m)

Having an enclosed corner shower cubicle with thermostatically control shower, WC, pedestal wash hand basin. Perspex screened walls, radiator, extractor fan, electric fixed hairdryer. Mirror with recessed lighting. Double glazed window to the side aspect.

Lounge 17' 7" x 10' 9" (5.37m x 3.28m)

Having dual aspect UPVC double glazed windows, radiator, feature tiled fireplace with electric fire. Mock beams to ceiling and wall light points.

Dining Room 16' 4" x 10' 5" (4.99m x 3.17m)

Having UPVC double glazed windows to the rear aspect overlooking substantial rear gardens, UPVC double glazed rear entrance door with full length glazed panel. Radiator, tiled fireplace with electric fire.

Kitchen 17' 5" x 9' 9" (5.31m x 2.97m)

Having a range of wall mounted cupboard and base units with fitted work surfaces over, incorporating a Franke one a half bowl sink unit with mixer tap over. Range of integral appliances including microwave, combination oven and grill, Gas hob, extractor fan and integral dishwasher and washing machine. Glazed display unit. Integral fridge freezer. Tiled floor, tiled walls, double glazed window to the rear aspect, radiator. Side entrance door to the carport, circular decorative stained glass window to side aspect.

First Floor Landing 25' 3" x 3' 5" (7.70m x 1.03m) extending 3.07

Having turn flight stairs from the first-floor landing with a decorative original stained-glass window to the front aspect. Fully enclosed lift accessible from the front porch. Full UPVC double glazed window to the front aspect. Two store cupboards. Radiator.

Bedroom One 10' 4" x 16' 4" (3.16m x 4.98m)

Having dual aspect UPVC double glazed windows to the rear aspect having views over the substantial rear gardens. Radiator, access to loft space, built in wardrobes with sliding mirrored doors.

Bedroom Two 12' 6" x 10' 10" (3.82m x 3.30m)

Having UPVC double glazed window to the rear aspect having views over the substantial gardens. Radiator, built-in wardrobes with sliding mirrored doors.

Bedroom Three 12' 8" x 10' 10" (3.87m x 3.31m)

Having a UPVC double glazed window to the rear aspect. Radiator, built-in sliding mirrored wardrobes with fitted shelving.

Bedroom Four 14' 10" x 10' 5" (4.51m x 3.18m)

Having UPVC double glazed window to the rear aspect with views over the substantial gardens. Radiator, fitted wardrobes with sliding mirrored doors with built-in dressing table.



Family Bathroom 11' 2" x 9' 3" (3.41m x 2.81m)

Having a modern style suite comprising of panelled bath with touch controls, separate fully enclosed shower cubicle with fixed showerhead and stop start touch controls/ additional flexi shower. WC With concealed cistern and countertop work surface over, fitted bathroom furniture with vanity storage unit, having work surface and incorporating countertop sink. UPVC Double glazed obscured window to front aspect, tiled floor, recess LED colour change lighting and additional spotlights to ceiling, chrome heated towel radiators, Perspex screening to walls. Illuminated bathroom cabinet and fixed mirror to wall.

Carport 23' 11" x 10' 4" (7.30m x 3.15m)

Having timber gates to front aspect, timber side entrance door giving access into the property. Strip lighting to ceiling, four double built-in storage cupboards with lockable UPVC doors. Door to outside toilet.

Externally

Detached garage having pitched roof and timber double opening doors. Gated side access to courtyard with gated access to the formal gardens. Gardens predominantly laid to lawn with well established feature borders including a range of mature trees shrubs and floral plants. Hedge boundary to the perimeter mature trees and conifers. Feature rockery. Partially concealed conifer entrance through to additional substantial lawned garden having established borders and fruit trees, including apple and plum. The property is approached from the roadside via a double timber gated driveway, allowing ample parking for several vehicles. Lawned front gardens with feature borders.

Note:

Council Tax Band: G

EPC Rating: D

Tenure: Freehold









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