



Armett Close, Congleton, CW12 2QF.
£420,000

Whittaker
& Biggs Est. 1930

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This attractive four-bedroom, detached family home is located on the recently constructed Bloor Homes development known as Hudson Meadows.

The property is set within a privileged cul-de-sac, position overlooking the local natural pond from its slightly elevated position, which will be especially popular with buyers who are not looking for your typical estate style home.

The accommodation in 'The Wyatt' offers families everything they need with a fantastic sized open plan living and dining kitchen in addition to the separate bay fronted lounge which enjoys an open outlook over the nature reserve. The kitchen has a defined living and kitchen diner, furnished with a range of on trend units and UPVC patio doors leading out to the rear garden.

The main hallway is spacious with built in storage cupboards, there's also a separate ground floor cloakroom.

To the first floor there are four good sized bedrooms with the main bathroom having a spacious en suite shower room in addition to the family bathroom which has a bath and separate shower cubicle.

Externally, there is a good sized lawned rear garden with an adjoining patio plus a separate generous driveway and a pitched roof detached garage.



Built in 2022, with an 8-year remaining NHBC guarantee, this energy efficient home also offers economical benefits. Located in a very popular area, toward the Northeast of Congleton on the fringe of the town, not far from the affluent hamlets of Timbersbrook and Key Green.

Buglawton is a popular suburb which is often favoured for its excellent commuting links toward Macclesfield and South Manchester via the A523. It is home to an established convenience store, which is within walking distance, as are reputed Havannah and Buglawton Primary Schools. This area of Congleton is also very fortunate to enjoy useful amenities and some very beautiful open spaces, with the likes of the Macclesfield Canal and Bosley Cloud on your doorstep. Bosley Cloud is a prominent local landmark owned by the National Trust, located on the Cheshire border and only a few miles West of the Peak District National Park boundary. It is one of the highest hills in the area, offering extensive views of the surrounding area. We feel a viewing is highly recommended to fully appreciate this home.

Entrance Hall

Having a composite front entrance door. Spacious hallway with access to the ground floor and stairs to the first-floor landing.

Lounge 13' 6" x 13' 5" (4.11m x 4.08m)

Having UPVC double glazed box bay window. Radiator. Laminate tiled flooring.

Open Plan Dining Kitchen 23' 6" x 13' 11" (7.17m x 4.24m)

Having UPVC double glazed French doors (with sidelights) and a UPVC double glazed window to the rear aspect. Comprising of a range of white wall cupboard and base units with timber style work surfaces over incorporating a one and a half bowl composite sink with mixer tap. Integrated four ring gas

hob, stainless steel extractor hood and a double oven. Built in fridge freezer and dishwasher. Recessed ceiling down lighters (above the kitchen area) Two radiators. Laminate tiled floor.

Downstairs Cloakroom

Having a UPVC obscure double-glazed window. White suite comprising of a close coupled WC and a wall mounted wash basin. Radiator. Laminate tiled floor.

First Floor Landing

Having a UPVC double glazed window. Storage cupboard. Access to roof void. Radiator. Laminate wood flooring.

Master bedroom 12' 2" x 9' 7" (3.70m x 2.92m)

Having UPVC double glazed window to the rear aspect. Fitted, sliding mirrored double wardrobes. Radiator. Access to Ensuite

En-suite

Having a UPVC obscure double glazed window. Three piece white suite comprising of a close coupled WC, wall mounted wash basin and a fully tiled double shower enclosure. Recessed ceiling down lighters. Extractor fan. Radiator. Laminate tiled floor.

Bedroom Two 12' 11" x 10' 0" (3.93m x 3.04m)

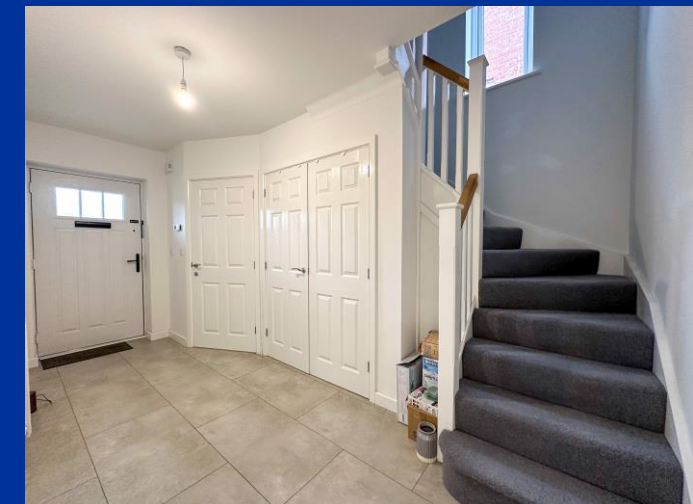
Having a UPVC double glazed window. Radiator. Laminate wood flooring.

Bedroom Three 9' 8" x 8' 7" (2.94m x 2.61m)

Having a UPVC double glazed rear window Radiator. Laminate wood flooring.

Bedroom Four 10' 5" x 7' 5" (3.18m x 2.26m)

Having a UPVC double glazed window. Radiator. Laminate wood flooring.



Family Bathroom

Having a UPVC obscure double-glazed window. Three piece white suite comprising of a close coupled WC, wall mounted wash basin, panel bath and a fully tiled oversize shower enclosure. Recessed ceiling down lighters. Extractor fan. Electric shaver socket. Laminate tiled floor.

Detached Garage 19' 10" x 10' 3" (6.05m x 3.13m)

Detached pitched roof garage of brick construction with an up and over garage door. Power. Lighting. Eaves storage.

Externally

Tarmacadam driveway extending to the side of the property, terminating at the detached garage. Enclosed rear garden laid to lawn with a flagged patio area. Gated side access.

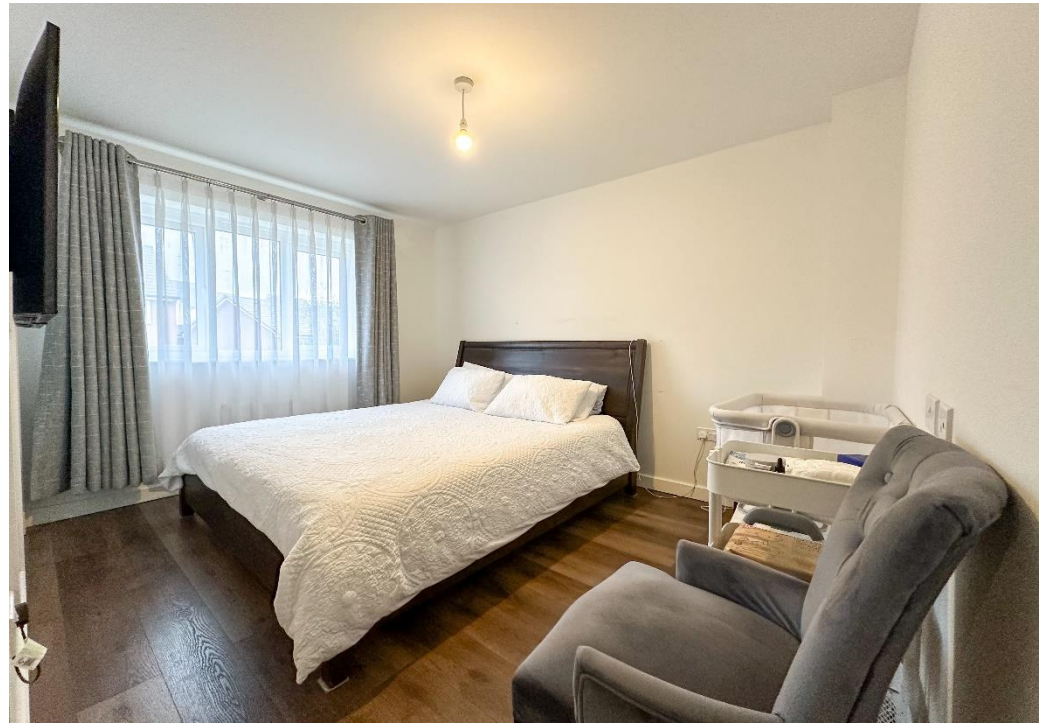
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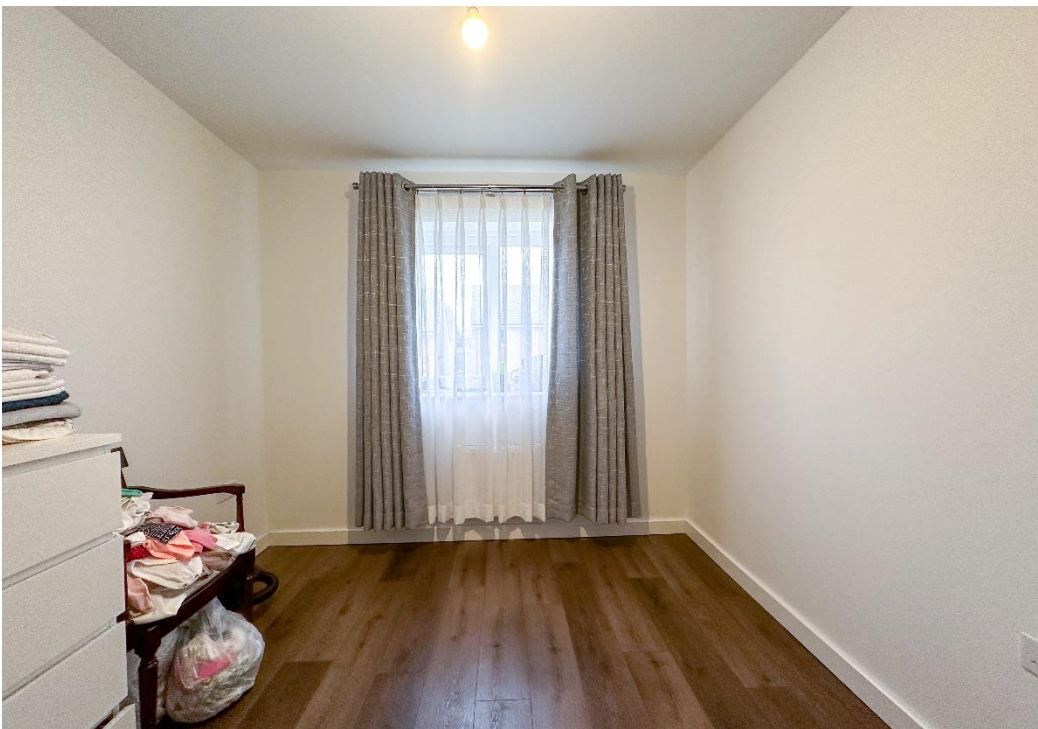
Council Tax Band: E

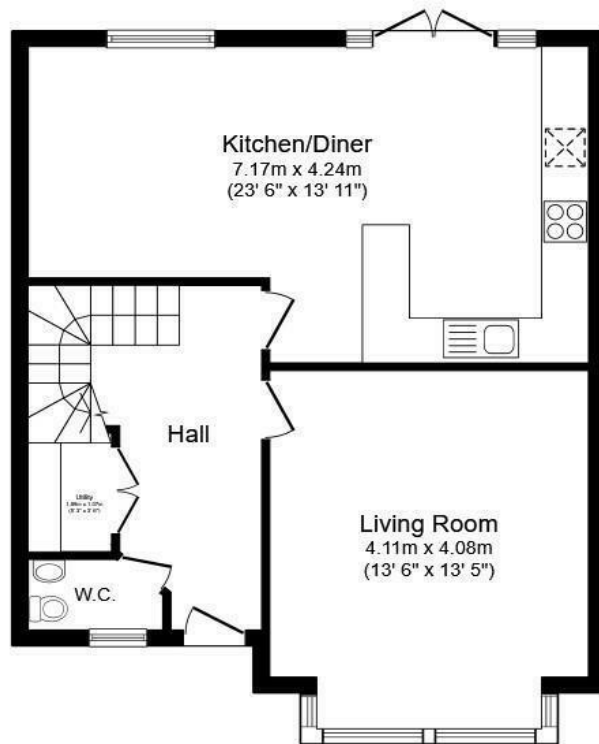
EPC Rating: B

Tenure: Freehold

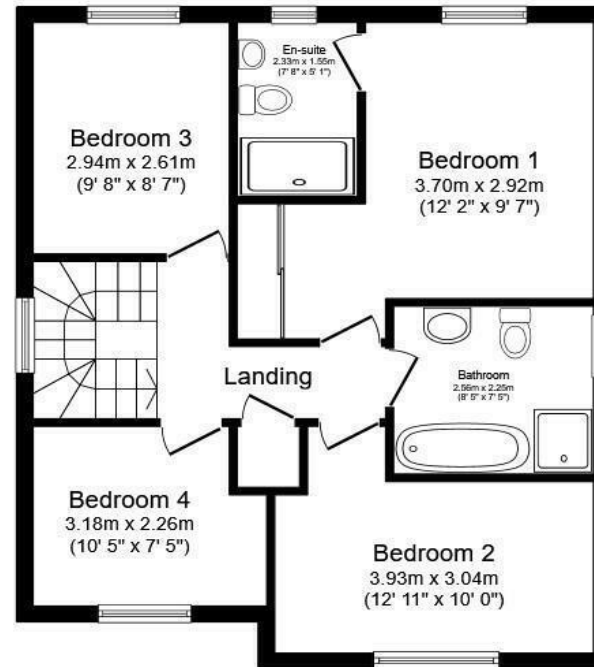




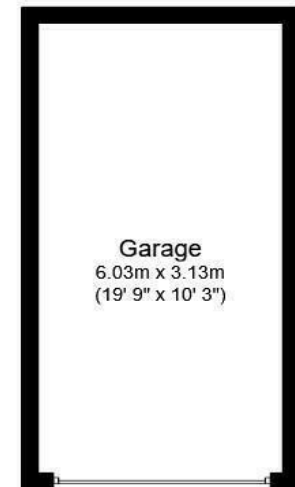




Ground Floor



First Floor



Garage

Total floor area 138.1 sq.m. (1,487 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by



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