



Buxton Road, Congleton, CW12 2DY.  
£440,000

Whittaker & Biggs Est. 1930



## Buxton Road, Congleton, CW12 2DY.

Situated on a select development of individually built bespoke homes, this luxurious four-bedroom detached property radiates style and opulence.

Upon entering this superior home, you will certainly not be disappointed, offering a superb on-trend kitchen with integral appliances, the open plan aspect offers a defined dining area with French doors flowing through into the stylish lounge.

To complete the ground floor and for your convenience there is a separate utility room and downstairs cloakroom.

The first-floor accommodation offers four bedrooms with the master bedroom occupying an en- suite shower room in addition to the family bathroom.

Externally the property offers ample off- road parking with two driveways to accommodate multiple vehicles. To the rear of the home there is a generous sized low maintenance patio garden that enjoys a fantastic degree of privacy and is accessed via the rear entrance porch.

Ideally placed, the property is positioned on the cusp of the delightful Cheshire countryside with Bosley cloud and Macclesfield Canal on your doorstep, whilst conveniently located to commuter links, highly regarded primary and secondary schools plus the local amenities of Buglawton. Congleton town centre is situated within close proximity which offers an array of well-established eateries, restaurants, bars and shopping facilities.

We feel a viewing is highly recommended to appreciate this beautiful residence.





### Entrance Hall

Composite door to the front elevation, UPVC double glazed window to the side elevation, radiator.

### Inner Hallway

Staircase to the first floor, under stair storage cupboard, radiator.

### Cloakroom

UPVC double glazed window to the side elevation, chrome ladder radiator, low level WC, wall mounted sink.

### Utility room 6' 0" x 7' 1" (1.83m x 2.17m)

UPVC double glazed window to the front elevation, radiator, units to the base and eye level, stainless steel sink with drainer, plumbing for a washing machine, space for a dryer.

### Living Room 17' 6" x 12' 6" (5.34m x 3.82m)

UPVC double glazed window to the front elevation, radiator, gas fire set in marble.

### Dining Room 13' 8" x 12' 7" (4.16m x 3.84m)

UPVC double glazed window to the rear elevation, radiator.

### Kitchen 11' 10" x 12' 8" (3.61m x 3.86m)

UPVC double glazed door and window to the rear elevation, radiator, units to the base and eye level, Zanussi Double electric oven, Zanussi integral microwave, Zanussi five ring gas hob, Zanussi extractor fan, ceramic sink with drainer, chrome mixer tap, integral fridge / freezer, integral dishwasher.

### First Floor Landing

UPVC double glazed window to the side elevation, radiator, loft access.

### Bedroom One 13' 9" x 16' 1" (4.19m x 4.91m)

UPVC double glazed window to the rear elevation, radiator.

### Ensuite

Corner shower, vanity wash hand basin, low level WC, contemporary fitted cabinet, contemporary matt grey wall length radiator.

### Bedroom Two 9' 11" x 12' 8" (3.02m x 3.85m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom Three 9' 10" x 12' 7" (2.99m x 3.83m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom Four 12' 5" x 9' 1" (3.78m x 2.78m)

UPVC double glazed window to the rear elevation, radiator.

### Family Bathroom

P-shaped bath with shower over, low level WC, vanity wash hand basin, contemporary ladder radiator.

### Externally

Two tarmac driveways to either elevations, graveled driveway, stone flagged patio, timber fenced boundaries.

Note:

Council Tax Band: E

EPC Rating: B

Tenure: believed to be Freehold



















GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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