



Allen Place, Congleton, CW12 2QJ.
£525,000

Whittaker
& Biggs Est. 1930

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Located within the attractive Hudson Meadow development we are excited to present to the market this immaculately and stylishly presented four double bedroom detached residence. The property is positioned at the end of a peaceful road with only three properties residing.

With a whopping £50,000 spent on additional upgrades including solar panels and EV charger plus Tesla Powerwall 2 battery storage included.

Having delightful views to the side of Bosley Cloud and attractive open views to the front, this beautiful residence offers a good degree of privacy for the prospective new purchasers.

The 'Douglas' offers superb size accommodation throughout, offering light and airy rooms. You are firstly welcomed into a roomy entrance hall; the open plan dining/ kitchen is equipped with a range of high specification integral appliances and solid Quartz worktops/ breakfast bar with cleverly designed additional storage included. The utility room has space for washing/drying appliances for your ease and hides all those everyday laundry chores.

The lounge has dual aspect windows allowing all that natural light to flow through and permits access to the patio and lawned garden, in addition there is a supplementary reception room which is currently used as an office- both complemented with delightful views. To complete the ground floor and for your convenience there is a downstairs cloakroom



To the first floor there is a spacious landing with access to the double bedrooms each offering fitted sliding wardrobes, the master suite benefits from a luxurious en-suite shower room and a defined dressing area with floor to ceiling wardrobes making maximum usage of the space. The second bedroom also presents itself with a luxurious en-suite whilst the family bathroom benefits from a separate shower enclosure and bath which serves the remaining bedrooms.

Externally the property has an attractive frontage with a lawned area and a selection of mixed shrubs and plants, having direct access to the separate garage which has roof storage plus ample parking for vehicles to the front and side.

To the rear of the home there is a lawned garden with a raised patio, walk lights and additional decking area, the wow factor certainly has to be the impressive garden room, this fantastic room can be used for an array of purposes including office/ music/ craft room, you choose.

Conveniently situated close to open countryside, with plentiful walks including Bosley cloud, Macclesfield Canal, just to name a few, whilst within close proximity is the thriving town of Congleton with its range of well-established eateries, wine bars, coffee shops and shopping facilities to suit your everyday needs.

Entrance Hallway

Having a front entrance composite door with access into the hallway. Superb size hallway with access to the ground floor. Double radiator. Ceramic tiled floors and under stairs storage cupboard. Stairs to the first floor.

Lounge 19' 7" x 12' 0" (5.96m x 3.66m)

Having a UPVC double glazed window to the front aspect and UPVC double glazed French Doors to the

rear aspect with access onto the patio area. Two double radiators.

Open Plan Dining Kitchen 13' 9" x 16' 5" (4.19m x 5.00m)

Having two UPVC double glazed windows to the rear aspect and UPVC double glazed French doors with access onto the patio area. Comprising of a range of wall cupboard and base units with solid granite worktops with up stands, incorporating a one and a half bowl sink and drainer with chrome mixer taps over. Integrated dishwasher, AEG integrated double oven, AEG induction hob with stainless steel extractor hood over, integrated fridge and separate freezer. Ceramic tiled floors. Two double radiators. Recessed spotlights.

Utility Room 5' 3" x 5' 2" (1.61m x 1.58m)

Having a UPVC double glazed window to the side aspect. Access into the utility area. Having a range of wall cupboard and base units with granite worktops over and up stands. Space and plumbing for washing machine and tumble dryer. Recessed spotlights. Extractor fan. Ceramic tiled floors. Double radiator.

Study 10' 9" x 7' 9" (3.28m x 2.35m)

Having two UPVC double glazed windows to the front and the side aspect. Wired internet data point. Double radiator.

Downstairs Cloakroom 5' 5" x 3' 6" (1.65m x 1.07m)

Having a low-level WC with push flush, wall mounted wash hand basin with chrome mixer tap over. Double radiator. Ceramic tiled floors. Recessed downlights. Extractor fan.

First Floor Landing

Having access to the bedrooms. Access to the loft. Having a handy storage cupboard with shelving.

Master bedroom 10' 11" x 14' 8" (3.34m x 4.47m max into dressing area)



Having a UPVC double glazed window to the side aspect with views of Bosley cloud and the Minns. Wired internet data point. Double radiator. Having a walk-in dressing area comprising of fitted sliding wardrobes with floor to ceiling storage. Access into the -

En-suite 6' 0" x 7' 7" (1.84m x 2.32m)

Having a UPVC double glazed obscured window to the side aspect. Comprising of a three-piece white modern suite featuring a double width shower cubicle with power shower and separate rainfall shower head over, Roca wash hand basin sat on a vanity unit with storage

underneath, chrome mixer tap. Low-level WC with push flush. Chrome heated towel rail. Partially tiled walls. Tiled floors. Recessed downlights. Extractor fan.

Bedroom Two 11' 9" x 8' 0" (3.59m x 2.44m)

Having a UPVC double glazed window to the front aspect. Fitted mirrored sliding wardrobes. Double radiator. Access into the -

En-suite 7' 4" x 5' 1" (2.24m x 1.55m)

Having a UPVC double glazed obscured window to the front aspect. Comprising of a three-piece white modern

suite featuring a double width shower cubicle with electric power shower, wall mounted wash hand basin sat on vanity unit with storage underneath, low-level WC with push flush. Chrome heated towel rail. Partially tiled walls. Tiled floors. Recessed downlights. Extractor fan.

Bedroom Three 12' 3" x 8' 8" (3.74m x 2.63m)

Having a UPVC double glazed window to the rear aspect. Fitted sliding wardrobes. Double radiator.

Bedroom Four 9' 10" x 8' 11" (3.00m x 2.71m)

Having a UPVC double glazed window to the front aspect. Triple fitted sliding wardrobes. Double radiator

Family Bathroom 10' 2" x 6' 2" (3.10m x 1.87m)

Having a UPVC obscured window to the side aspect. Featuring a white modern four piece suite comprising of a panel bath with separate shower attachment, double width shower cubicle with power shower, low level WC with push flush, Roca wash hand basin sat on a vanity unit with storage underneath. Partially tiled walls. Tiled floors. Recessed downlights. Extractor fan. Chrome heated towel rail.

Garage 20' 0" x 10' 4" (6.09m x 3.14m)

Having an up and over door. Roof storage.

Note:

Council Tax Band: F

EPC Rating: B

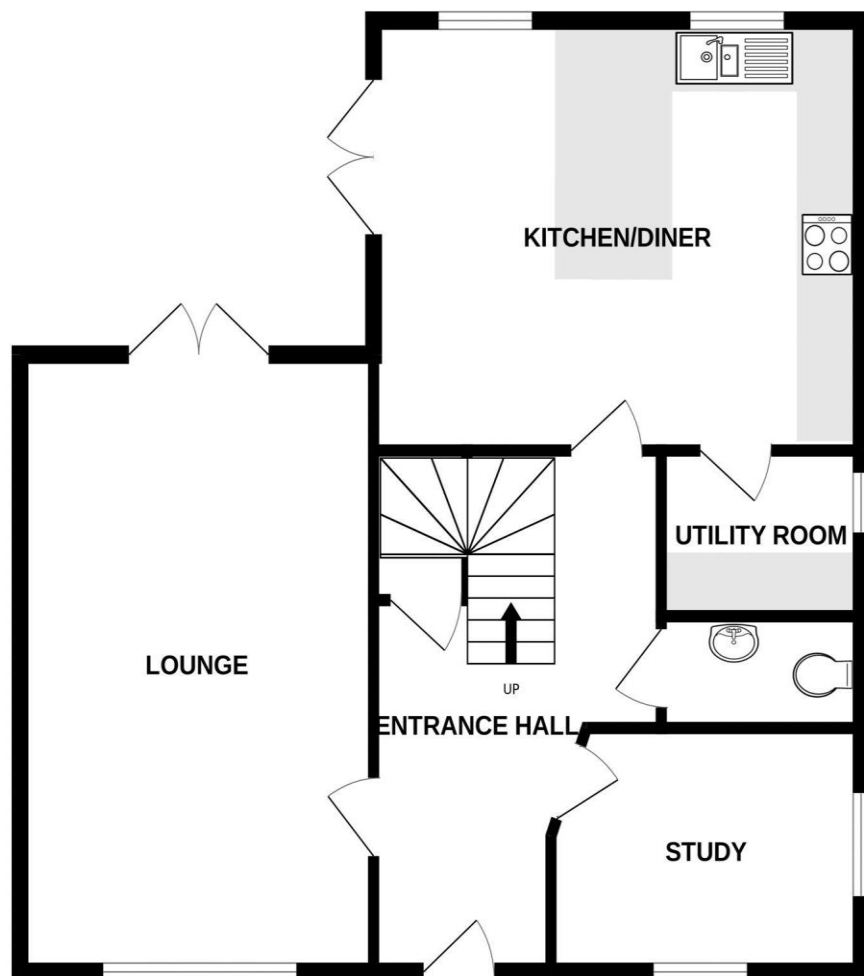
Tenure: believed to be freehold



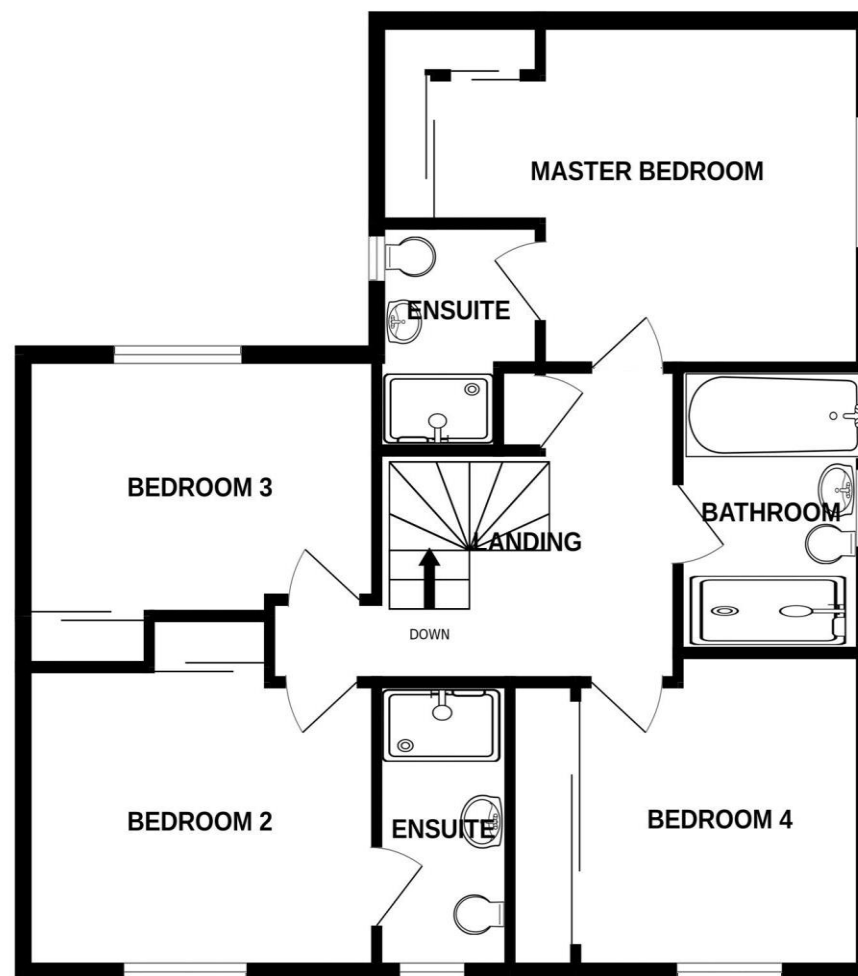




GROUND FLOOR



1ST FLOOR







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