



**GASCOIGNE
HALMAN**

13 ELMWOOD DRIVE, CONGLETON

THE AREAS LEADING ESTATE AGENT



13 ELMWOOD DRIVE, CONGLETON

£675,000

Absolutely Stunning! An immaculate, tastefully presented throughout and very much enhanced detached family home constructed by Seddon Homes.

Constructed just two years back however, significantly enhanced by the current owners by the addition of an extension across the rear, new kitchen and bathroom along with high end light fittings, modern radiators and wall paneling all to give that modern, luxurious and contemporary feel.

The enhancements are evident the minute you walk through the door, with the Herringbone Karndean flooring flowing from the hallway, through the glass internal doors to the remainder of the ground floor (except the living room).

The living room overlooks the front garden with a bespoke media wall providing shelving and storage. The rear of the property has to be the heart of this wonderful home, the kitchen has been refitted with a range of modern units and a quartz worksurface, along with a space for an American style fridge freezer, two Neff eye level ovens along with a combination microwave with warming drawer below. The kitchen, with its ideal breakfast bar, flows into a dining and family area. The dining area has bi-folding doors to one wall overlooking the garden along with a fabulous entertaining bar fitted to one wall.



The extension to the rear has created the dining room and a second reception which would make an ideal play room or home office, both of which have large roof lanterns flooding the room with plenty of natural light.

A handy utility and downstairs wc are located off the kitchen area.

To the first floor there are five generous bedrooms, four of which have bespoke built in sharps furniture providing storage and also a desk to bedrooms 4 and 5.

There are three bathrooms, of which the main bathroom has been refitted with a three piece suite. One bathroom is en-suite to the master while the second bathroom is Jack and Jill to bedrooms 2 and 3.

Externally the rear garden has modern fence boundaries along with astro turf for easy maintenance. The bi-folding doors open onto a large decking area with conveniently positioned lighting, ideal for alfresco dining. While to the front there is off road parking in front of the garage, the double garage has an electric roll up door.

A freehold property which must not be missed

DIRECTIONS

CW12 4QY- Elmwood Drive, Congleton

LOCATION

Congleton is a thriving market town providing a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network is approximately 8-10 minutes away from junction 17 of the M6, the railway station in Congleton lies on the Manchester to Stoke-on-Trent branch of the West Coast Main Line, while the stations in Holmes Chapel and Sandbach are on the main Crewe to Manchester line providing fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East band F

ENERGY PERFORMANCE RATING

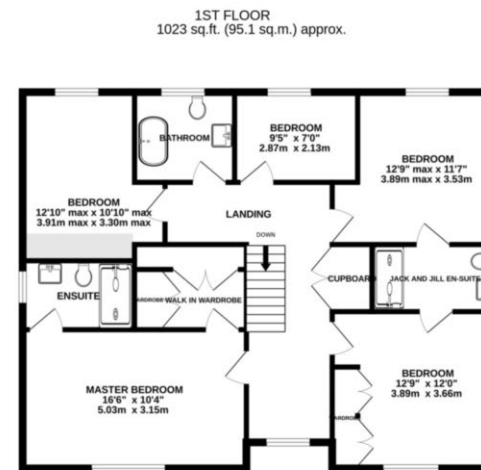
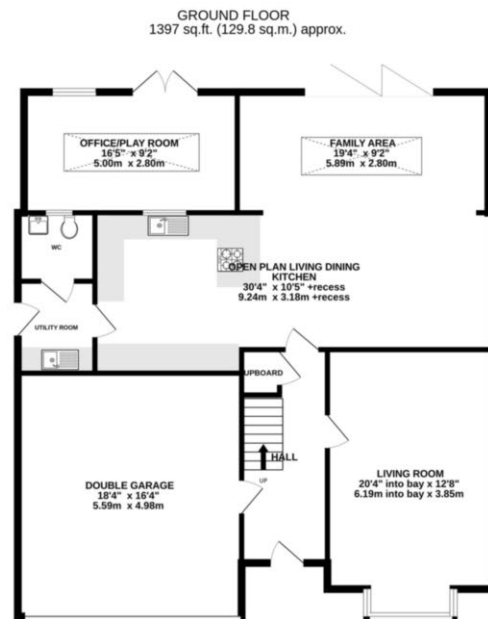
EPC Rating: B

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.



TOTAL FLOOR AREA : 2420 sq.ft. (224.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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