



34 Howey Lane
Cheshire, CW12 4AE



£630,000

- Detached gated home
- Wrap around garden and patio areas
- Lounge/ dining room opens to gardens
- Two further bedrooms and main bathroom
- Driveway to large garage with planning REF 24/4661/HOUS
- Built approx 2013
- Large living kitchen opens to gardens
- Principal suite with balcony, en-suite, dressing room
- Office
- Close to Congleton town center











Nestled on Howey Lane in the charming town of Congleton, Cheshire, this attractive detached home, built in 2013, offers a perfect blend of modern living and serene outdoor space. Set within a secure gated entrance, the property boasts a generous plot with wrap-around gardens, providing ample room for relaxation.

Upon entering through a welcoming entrance hall, you are greeted by a spacious living kitchen that seamlessly opens to the gardens, creating an inviting atmosphere for both family gatherings and entertaining guests. The large lounge and dining room further enhance the home's appeal, offering a versatile space that can be tailored to your lifestyle.

This delightful residence features three well-proportioned bedrooms, including a principal suite that is complemented by a dressing room, an en-suite bathroom, and a balcony, a perfect retreat.

With two additional bathrooms, this home ensures convenience for family and visitors alike. The property also provides ample parking on the spacious driveway, making it ideal for those with multiple cars or for hosting guests. With further parking in the large double garage, which has current planning consent above for a self contained unit above the garage and carport (Cheshire East Planning REF24/4661/HOUS).

In summary, this stunning detached home which is close to Congleton town centre on Howey Lane is a rare find, combining modern comforts with a tranquil setting. Don't miss the opportunity to make this exceptional property your new home.

Howey Lane, Congleton
Total Approx. Floor Area 2574 Sq.ft. (239.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Council Tax Band:
Tax Band E

Tenure:
Freehold

Local Authority:
Cheshire East

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		82
	72	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements