



Cravenwood Brereton Heath Lane, Brereton Heath, Congleton, Asking Price £674,995

- Well Proportioned Three Double Bedroom Detached Residence
- Open Plan Dining Kitchen & Separate Utility
- Potential To Reconfigure Or Extend Subject To Planning Consents
- Located In The Semi -Rural Village Of Brereton
- Substantial Size Plot Approximately 0.55 Acres In Its Entirety Including Lawned Gardens & Patio Area
- Master Bedroom With En-Suite Facilities
- Double Garage With Electrically Remote Control
- Two Spacious & Versatile Reception Rooms
- Family Bathroom
- Good Size Frontage & Blocked Paved Driveway

Cravenwood Brereton Heath Lane, Congleton CW12 4SZ

NEW PRICE **PRICE ADJUSTMENT OF £25,000NEW PRICE***

Set in the picturesque village of Brereton, we are delighted to present to the market this three double bedroom detached residence offering an ideal balance of countryside tranquillity and everyday convenience.

Perfectly positioned to take full advantage of its glorious semi-rural location, Cravenwood combines peace and privacy offering a wonderful opportunity to enjoy refined country living in one of Brereton's most desirable settings.



Council Tax Band: F



This individual designed home features two superb reception rooms that provide versatile and welcoming living spaces for the prospective purchaser.

At the heart of the home lies an open-plan dining kitchen, which serves as a great space for entertaining, allowing optimum natural light and views over the superb and private mature gardens.

To the first floor there are three well-proportioned bedrooms, including a principal suite with en-suite shower room, the remaining bedrooms are served by the family bathroom.

Although in need of modernisation, there is plenty of potential to improve and extend the existing accommodation subject to planning consents, therefore offering purchasers the opportunity to create their ideal home and take full advantage of the surrounding views.

Externally the property sits on a substantial size plot with lawned gardens to the rear and offers a fantastic degree of privacy and seclusion.

A wide frontage offers excellent kerb appeal and ample private parking, complemented by an electric remote controlled detached garage and block paved sweeping driveway.

Nestled within the tranquil surroundings of Brereton whilst enjoying an enviable semi-rural position, the property offers peace, privacy and a wonderful sense of space, whilst remaining within easy reach of nearby amenities and excellent schools at both primary and secondary levels from both the neighbouring towns of Congleton and Holmes Chapel that are within close proximity by car.

Offered with no upward chain, we feel a viewing is priority to fully appreciate the location and size of this individual residence.

Entrance Hallway

Having a hardwood front entrance door with obscure glass. Access into the entrance hallway, wood panelling to ceiling, tiled floors, access into the hallway.

Hallway

Having a hardwood door with access into the hallway. Stairs to the first floor. Access to the ground floor accommodation. Radiator. Wall light point. Coving to ceiling.

Lounge

21'5" x 12'10"

Having a UPVC double glazed bow window to the front aspect and a hardwood window to the rear aspect with a door into the conservatory. Feature fireplace housing coal effect electric fire with wooden mantle and surround sat on a tiled hearth. Wall light points. Coving to ceiling. Two radiators.

Conservatory

10'5" x 10'9"

Having a UPVC double glazed window to the side and rear -UPVC French doors with access to the patio and garden area. Polycarbonate roof, fan light to the ceiling. Tiled flooring half brick wall.

Dining Room

17'5" x 15'6"

A UPVC double glazed bow window to the front aspect. Feature brick-effect fireplace. Wall light points. Radiator. Built in wooden shelving.

Open Plan Dining Kitchen

22'1" x 10'3"

Dining Area

10'10" x 10'3"

Archway into the defined dining area. Radiator. Range of wall cupboard and base units continuing into the defined dining area. Door into storage cupboard housing the fridge.

Kitchen

10'9" x 10'3"

Having two UPVC double glazed windows to the rear aspect overlooking the gardens. Having a range of wall cupboard and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer with a chrome mixer tap over. Tiled splashback, electric hob. Space and plumbing for dishwasher. Double oven. Incorporating breakfast bar with seating for four. Tiled splashback. Wall light points.

Utility

7'9" x 7'9"

Having a UPVC double glazed window to the rear aspect. Having a range of wall cupboard and base units with work surface over space and plumbing for washing machine and tumble dryer and space for fridge freezer. Tiled splashback. Wood effect laminate flooring. Access into the inner hallway with access to the double garage.

Inner Hallway

6'6" x 7'1"

Having a hardwood obscure window to the side aspect and a hardwood double glazed door with access to the patio area and gardens. Direct access into the garage with electrically controlled door.

Ground Floor WC

4'7" x 3'3"

Having an obscure window to the side aspect. Comprising of a two piece suite featuring a WC with push flush, wall mounted wash hand basin with chrome taps over. Coving to ceiling. Radiator. Tiled walls. Wood effect luxury vinyl flooring. Handy storage cupboard with power, lighting and shelving.

First Floor Landing

Having a UPVC double glazed window to the front aspect. Access to the bedrooms, cupboard to the water cylinder with shelving above

Master Bedroom

21'9" x 14'4"

Having dual aspect UPVC double glazed windows. Fitted sliding mirrored wardrobes in alcove. Wall light points. Coving to ceiling. Two radiators. Access to the en suite.

En suite Shower Room

7'6" x 4'2"

Having an obscure wood window to the side aspect. Comprising of a separate shower cubicle with shower over, WC, hand wash basin set on vanity unit with storage underneath. Wall light points. Access to the loft. Wood effect luxury vinyl flooring. Heater & Extractor fan.

Bedroom Two

14'11" x 10'11"

Having a UPVC double glazed window to the front aspect Triple fitted wardrobes with hanging space and shelving. Radiator. Coving to ceiling

Bedroom Three

10'5" x 11'8"

Having a UPVC double glazed window to the rear aspect overlooking the gardens. Comprising of a range of fitted cupboards and units. Sink unit with mixer taps over. Fitted dressing table with drawers. Coving to ceiling. Radiator.

Family Bathroom

8'8" x 7'3"

Having a UPVC double glazed obscure window to the rear aspect. Comprising of a four piece white suite featuring a corner bath, separate shower cubicle, wash hand basin set on a vanity unit with storage underneath, WC with push flush. Radiator. Vinyl flooring.

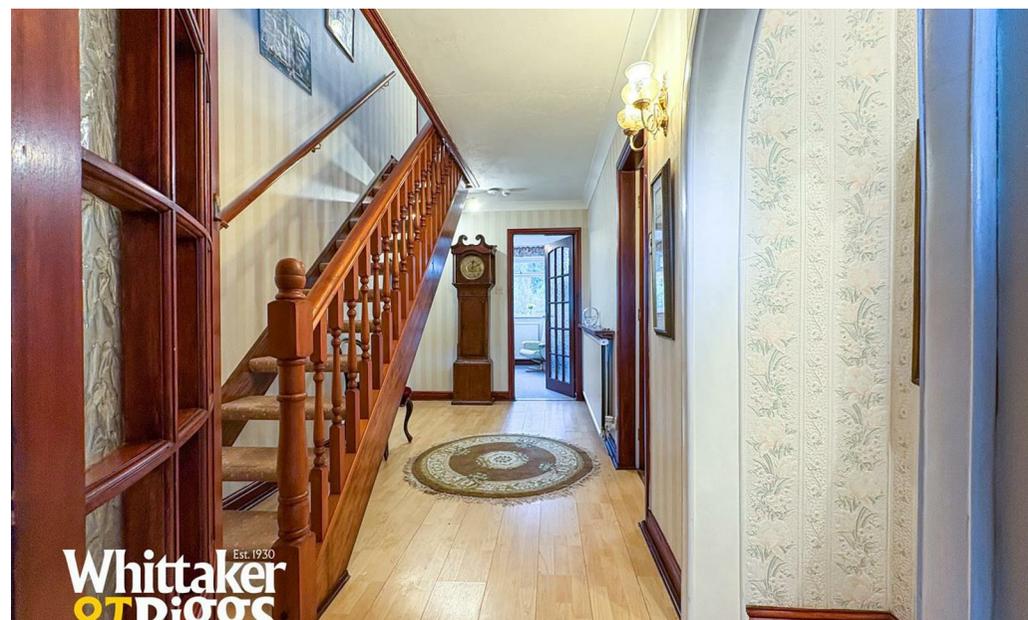
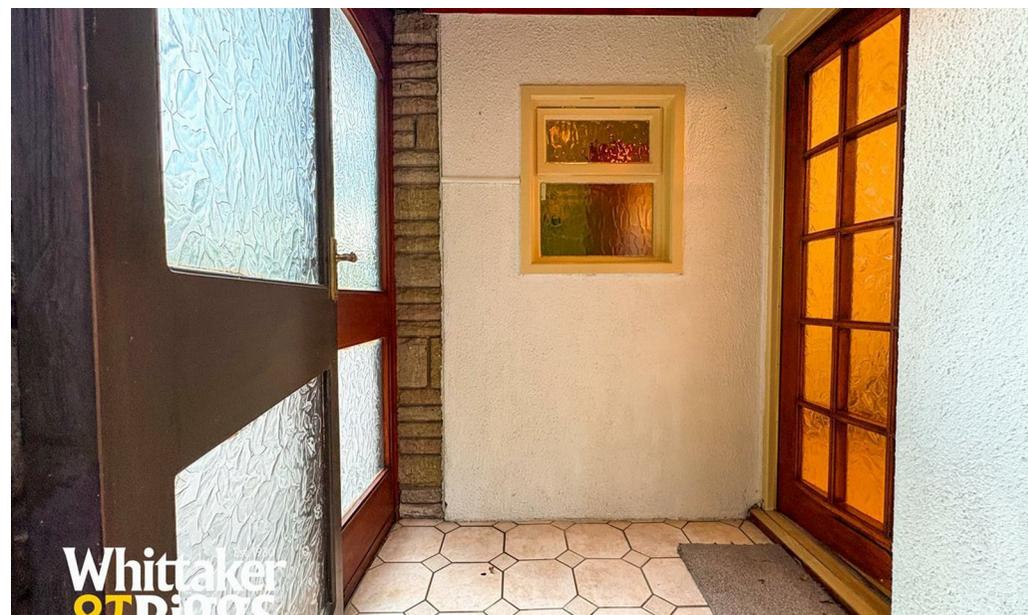
Garage

19'7" x 15'7"

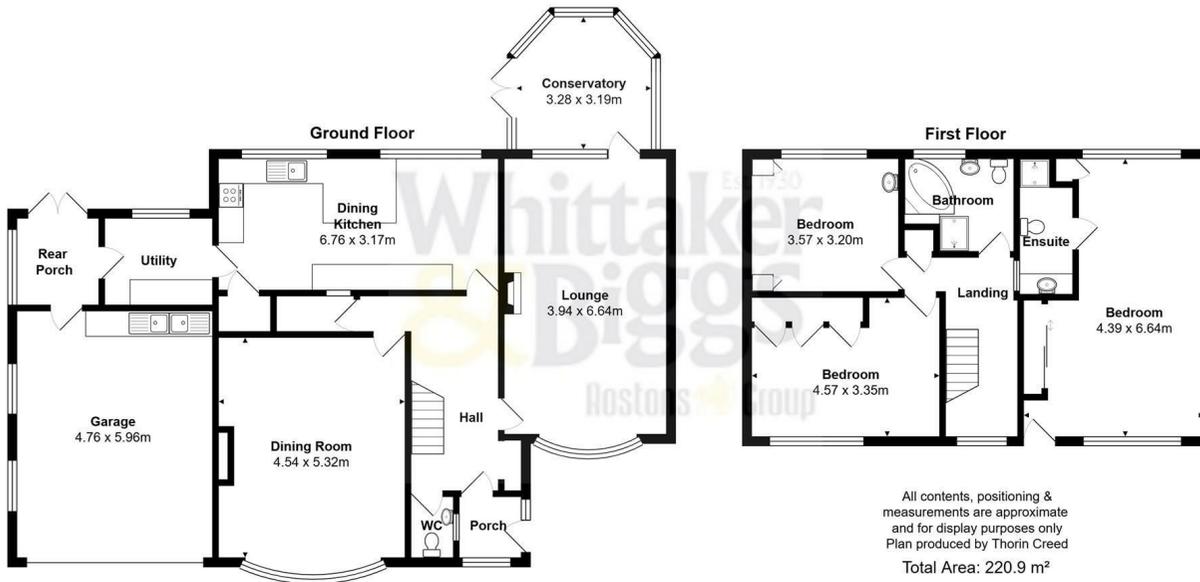
Having power, lighting. Electric, remote control up and over door. Range of wall cupboard and base units.

AML REGULATIONS

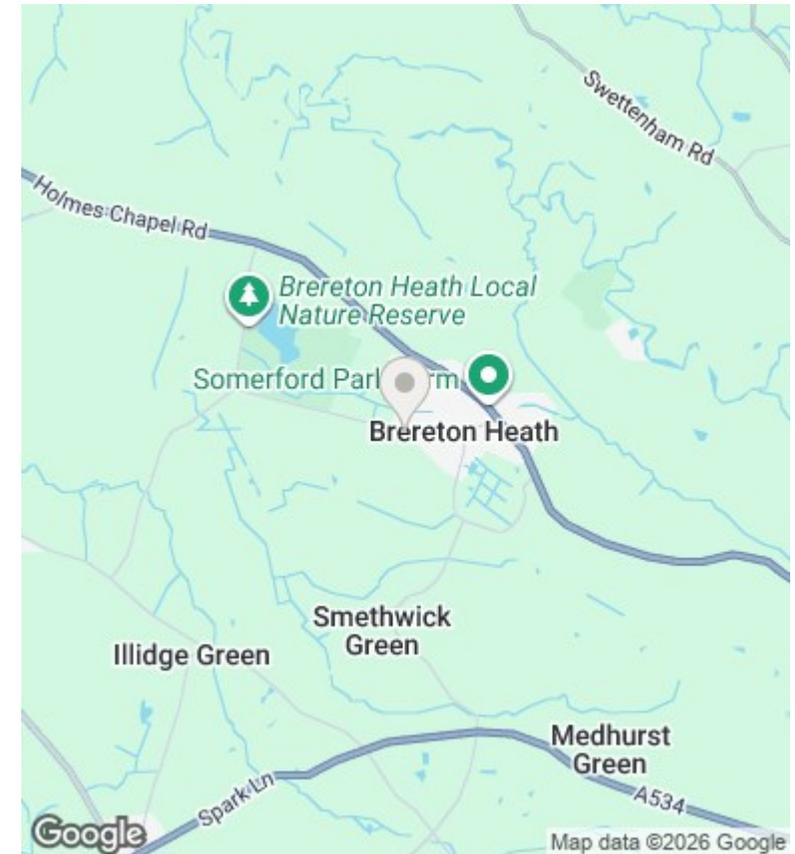
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All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed
 Total Area: 220.9 m²



Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	