



## 29 Kendal Court

Congleton, CW12 4JN

**Offers over £450,000**



Carters are delighted to welcome to the market this superbly presented executive detached home, ideally situated in the sought-after area of Kendal Court, Congleton.

Offering an impressive 1,388 sq. ft. of living space, this property provides the perfect blend of contemporary design and practical family living.

Upon entering, you are greeted by a stunning open-plan living, kitchen, and dining area—an ideal space for entertaining and everyday life. The kitchen is a real showpiece, featuring integrated appliances and elegant Corian worktops for a sleek, modern finish. The spacious lounge, extending the full width of the property, offers a welcoming environment to relax and unwind. The home comprises five well-proportioned bedrooms, including a master suite with en suite shower room, offering a private sanctuary for the homeowners. The additional bedrooms provide flexibility for family members, guests, or a home office setup. With a modern bathroom alongside the ensuite, there's ample space for family and visitors alike. Externally, the property features a garage and off-road parking for up to four vehicles, ensuring both convenience and security.

To the front, a gravel driveway provides generous parking, while to the rear lies a beautifully landscaped garden with a porcelain-tiled patio area, pergola housing a hot tub, outside power socket and tap, and raised sleeper flower beds—perfect for outdoor living and entertaining.

Set within a peaceful and desirable neighbourhood, this exceptional detached home perfectly combines comfort, style, and space. Early viewing is highly recommended to fully appreciate all that this wonderful family home has to offer.

# 29 Kendal Court

Congleton, CW12 4JN

Offers over £450,000



## Entrance Hallway

Composite double glazed entrance door to the front elevation. Access to the stairs with under stairs storage cupboard. Internal entrance door leading to the garage. Coving to the ceiling. Radiator. LVT flooring in a parquet finish.

## Living Room

11'11" x 21'4" (3.64 x 6.52)  
UPVC double glazed window to the front elevation. UPVC double glazed sliding doors to the rear elevation. Electric log burner effect fire. Coving to the ceiling. Radiator. TV aerial point.

## Kitchen / Dining / Living Space

20'1" x 21'2" (6.13 x 6.46)  
UPVC double glazed window to the rear elevation. Bifold doors to the rear elevation. Spacious open plan kitchen / dining / living space with a Wickes fitted kitchen having integrated appliances. A range of wall, base and drawer units. Bespoke Corian work surfaces. Quartz sink with a mixer tap. Double electric oven. Four ring induction hob. Built in extractor fan. American style fridge freezer included. Integrated dishwasher. Vinyl splashbacks. Recessed ceiling down lighters. Radiator. LVT flooring in a parquet finish.

## W.C

Low level w.c. Wall mounted wash hand basin. Vinyl flooring.

## Stairs and Landing

Access to the loft which is partially boarded.

## Bedroom One

10'2" x 20'4" (3.11 x 6.20)  
UPVC double glazed window to the rear elevation. Recessed ceiling down lighters. Radiator. Fitted wardrobes.

## En Suite

UPVC double glazed window to the side elevation. Shower enclosure with a wall mounted shower. Vanity basin unit with storage under. Low level w.c. Aqua paneling. Extractor fan. Recessed ceiling down lighters. Heated towel rail. Vinyl flooring.

## Bedroom Two

12'11" x 10'9" (3.96 x 3.3)  
UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Three

11'0" x 10'10" (3.36 x 3.32)  
UPVC double glazed window to the front elevation. Double wardrobe included. Radiator.

## Bedroom Four

8'1" x 11'1" (2.48 x 3.39)  
UPVC double glazed window to the rear elevation. Built in wardrobes. Radiator. Laminate flooring.

## Bedroom Five

10'2" x 7'7" (3.11 x 2.33)  
UPVC double glazed window to the front elevation. Radiator.

## Family Bathroom

UPVC double glazed window to the front elevation. Three piece fitted bathroom suite including; panel bath with a wall mounted shower over, countertop wash hand basin with vanity storage unit under and a low level w.c. Partially tiled walls. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. Vinyl flooring.

## Garage

10'4" x 14'3" (3.15 x 4.36)  
Remote controlled up and over garage door to the front elevation. Power and lighting. Space and plumbing for a washing machine. Radiator.

## Externally

Externally, the property offers excellent outdoor space. To the front, a gravel driveway provides off-road parking for up to three vehicles.

To the rear, you'll find a generous lawned garden, perfect for relaxing or entertaining. A porcelain-tiled patio area offers an elegant seating space, while a pergola currently housing a hot tub creates a luxurious touch. The garden also benefits from an outside power socket, outside tap, and raised sleeper flower beds, adding both practicality and charm.

## Additional Information

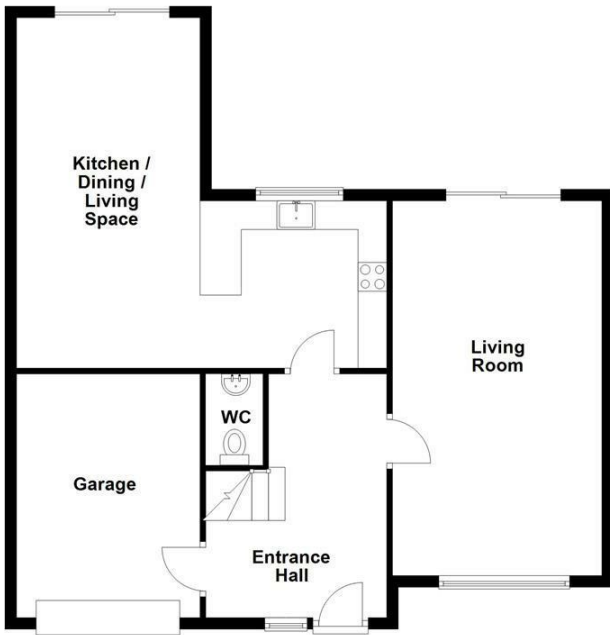
Freehold. Council Tax Band C.

Total Floor Area: 1388 Square Foot / 142 Square Meters.

## Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Ground Floor



First Floor



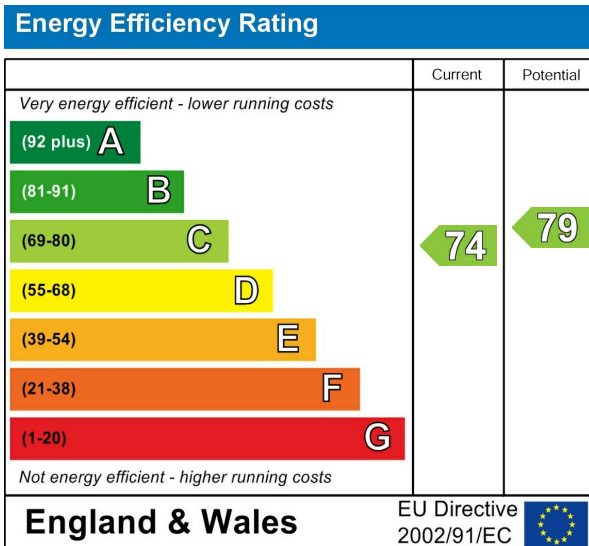
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**www.carters-estateagents.co.uk**