



8 MEADOWFIELD CRESCENT, ASTBURY, CONGLETON,
CHESHIRE, CW12 4GZ

OFFERS OVER £515,000



STEPHENSON BROWNE

Built only 10 years ago, this magnificent five bedroom detached property has been transformed into a spectacular home. All built to a high specification, this small development is situated within the very sought after village of Astbury, with lots of greenery and mature Woodland surrounding the properties, you are just a stones throw away from the Astbury Mere Country Park and nearby walks. This particular property is in a brilliant position, tucked away in the corner of the cul de sac giving ultimate privacy! There is also a play area just around the corner from the home, making this house for many reasons the perfect choice for families.

Locally you will find many different amenities close by including West Heath precinct and Barn Road retail park, Tesco Express/Extra and Shell Garage. The heart of Congleton Town Centre offers many different and some recently new and upcoming restaurants, bars and pubs with lots of charming cafes, little shops, hairdressers, barbers and of course all essential health care.

There are many fantastic selling points to this home boasting an open rear aspect, modern living space with bifolding doors to the rear and generous master bedroom with en suite and dressing area. Modernised and styled to a high standard throughout with open plan living for the perfect family space. Internally downstairs you will find the living room, dining/kitchen with utility area and further living space to the rear opening onto the garden, downstairs WC and under stair storage. To the first floor are three great sized bedrooms, including the master with ensuite and dressing area and main family bathroom. To the second floor are a further two brilliant size bedrooms and shower room.

Externally there is a large rear garden with patio area perfect for outdoor dining and further lawned area, the rear garden backs onto a wooded area giving extra privacy. To the front is a driveway leading to a double garage, allowing for ample parking!



Entrance Hall

Entrance door with opaque glass panel, wood effect flooring, access to first floor accommodation, under stairs storage and radiator.

Living Room

11'9" x 21'3"

UPVC double glazed window to the front elevation, UPVC double glazed double doors to the rear elevation and two radiators.



Dining Kitchen

10'1" x 21'3"

Modern high spec fitted kitchen comprising of wall and base units with work surface over, built in double eye level Zanussi oven and induction hob, built in fridge/freezer, dishwasher and wine cooler, stainless steel sink with drainer, tile splash backs, over cabinet spot lights, wood effect flooring, space for dining area, UPVC double glazed window to the front elevation and radiator. Opening into Utility area and open aspect into further rear living area.



Utility Area

Open plan utility area comprising wall and base units with work surface over, space for washing machine and tumble dryer, tile splash backs and modern vertical radiator.



Orangery/Reception Area

14'2" x 7'4"

Glass vaulted ceiling, UPVC double glazed bifolding doors to the rear elevation, wood effect flooring, spotlights, UPVC double glazed window to the side elevation and radiator.

Downstairs WC

Fitted with a two piece suite comprising low level WC and pedestal hand wash basin, tile splash back, towel radiator and wood effect flooring.

First Floor Landing

UPVC double glazed window to the front elevation, stairs to second floor accommodation and radiator.

Master Bedroom

11'9" x 12'11"

UPVC double glazed window to the rear elevation, opening into dressing area and radiator.

Dressing Area

Fitted wardrobes with sliding mirrored doors, UPVC double glazed window to the rear elevation and radiator.

En Suite

Fitted with a modern three piece suite comprising low level WC, pedestal hand wash basin and double shower cubicle, part tiled walls, large fitted mirror, tiled flooring, spot lights and towel radiator.

Bedroom Four

11'11" x 10'5"

Fitted wardrobes with mirrored sliding door, UPVC double glazed window to the rear elevation and radiator.

Bedroom Five

10'5" max x 8'10"

UPVC double glazed window to the front elevation and radiator.



Bathroom

Fitted with a modern three piece suite comprising low level WC, pedestal hand wash basin and bath, part tiled walls, large fitted mirror, tiled flooring, spot lights and UPVC double glazed opaque window to the rear elevation.

Second Floor Landing

Access to second floor accommodation and storage cupboard.

Bedroom Two

16'0" x 12'1"

UPVC double glazed windows to the front and rear elevation and two radiators.

Bedroom Three

13'8" max x 9'10"

UPVC double glazed window to the front elevation and radiator.

En Suite

Fitted with a modern three piece suite comprising low level WC, pedestal hand wash basin and shower cubicle, part tiled walls, fitted mirror, tiled flooring, spot lights, towel radiator and velux window.

Externally

Externally there is a large rear garden with patio area perfect for outdoor dining and further lawned area, the rear garden backs onto a wooded area giving extra privacy. To the front is a driveway leading to a double garage, allowing for ample parking!

Tenure

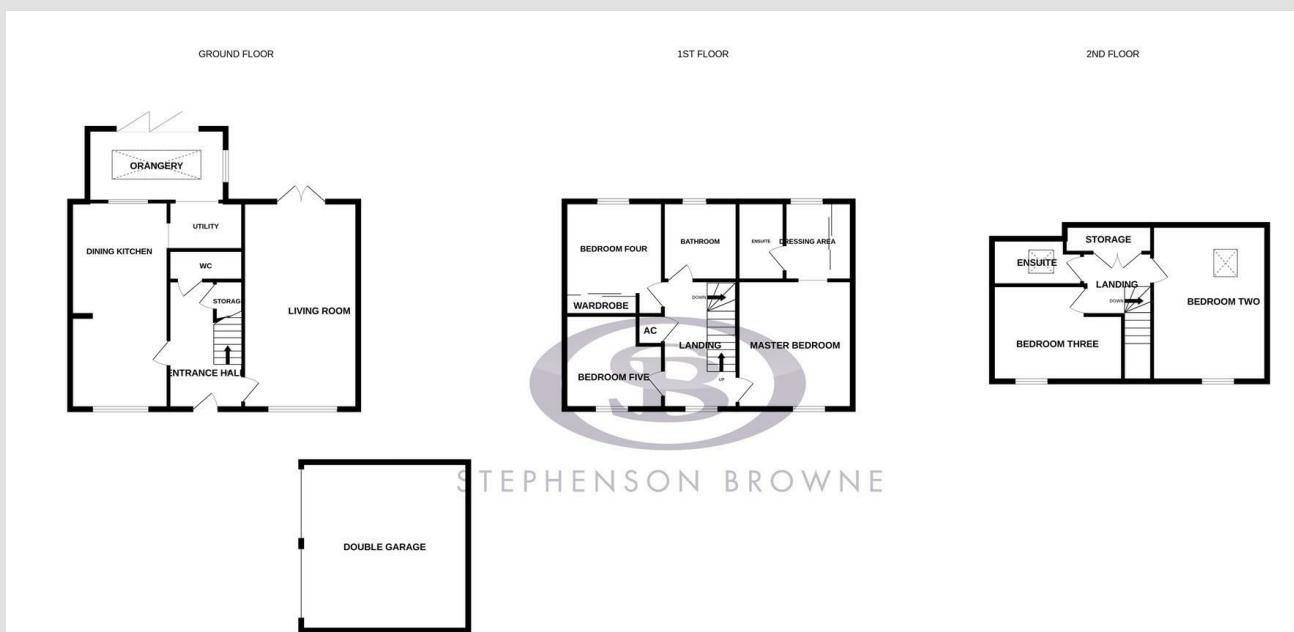
We understand from the vendor that the property is freehold, there is an annual service charge payable for the communal maintenance, we are currently waiting confirmation of what this is, for more information please enquire with the office. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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