



15 HAREBELL DRIVE, CONGLETON, CW12 4FA

OFFERS OVER £450,000



STEPHENSON BROWNE

Located on "Spen View", this substantial detached Family Home offers superb value for money when considering the accommodation on offer..... **SIX BEDROOMS!!!!!!** The home by design is known as The Merrington, a deluxe property spread over three levels, providing lots of flexibility for individual family lifestyles and stages. Its smart and roomy lounge has a modern box-bay window, making this a bright and inviting place for family and guests. The luxuriously-appointed kitchen/family room forms the heart of the home; French doors provide convenient access to the garden for al-fresco dining and the cleverly-concealed laundry zone keeps your washing out of sight but your laundry equipment convenient. On the first floor, both the master and guest bedrooms have en-suite shower rooms, the master bedroom's being ultra-luxurious with: 1200mm shower cubicle incorporating both rain shower and separate shower mixer within; waterfall tap to the wash hand basin; stylish furniture unit for storage fitted under Vitra wash hand basin; tall chrome heated towel rail; shaver socket and recessed downlights - you'll never want to leave it. The master bedroom also has a large walk-in wardrobe while there is a fitted wardrobe with sliding doors in the guest bedroom. Bedrooms 5 & 6 are also on this level, sharing a bathroom that has useful fitted vanity furniture and a shower mixer at the bath. On the top floor, there are two more spacious rooms – one of which has excellent built-in storage, which can serve as a large wardrobe if you wish to use this room as a bedroom – as well as another shower room with 1200mm shower cubicle. Are these bedrooms 3 and 4; or are they a bedroom plus a gym; perhaps you'll use the entire top floor as a separate apartment comprising living room, bedroom and shower? Only you can decide which best suits your family's lifestyle.



A word from Stewart Milne

Spen View has been designed by our award winning design team, whose work has gained recognition and awards for its design approach. Our architects have designed each home to meet the priorities and aspirations of homeowners. The homes at Spen View are part of our exclusive Woodlands collection and as you enter Spen View through a feature red sand stone entrance way from Padbury Lane, existing mature trees and new planting create a strong tree-lined boundary. The homes are built from a palette of high quality materials including tiling hanging, tudor boarding and stone that implement a rural style and is in keeping with the surrounding area. Along the main road, three smaller access roads reveal private driveways with tasteful contrasting block paving. There is a good amount of private parking which has been broken up with clever use of landscaping to create a softer, more discreet setting. All of the homes are spacious, light and airy with well-planned living areas for entertaining and family enjoyment. They have been designed to provide flexible accommodation to suit the ever-changing needs of modern life, even including, in many cases, the option to add or remove partition walls to create more intimate formal rooms or wide open-plan contemporary spaces. Every aspect of your home is finished to the highest standards with great attention to detail – providing you with the very best premium home. Value-added features abound, including ensuite bath or shower rooms with chic contemporary sanitary ware to the master bedroom of every home, and also to the guest bedroom of most. Built-in wardrobes or walk-in closets are included in both the master and guest bedrooms too. Expertly-crafted kitchens with fully integrated appliances include fridge/freezer, multi-function oven, gas hob and cooker hood and, in all detached homes, also dishwasher and microwave.



Your Neighbourhood

In addition to the easy commuting to Liverpool and Manchester, the amenities and pleasures of Congleton and its surroundings are exceptional. You won't have to travel much for your day-to-day activities or a relaxing day out. Congleton has plenty of pubs, restaurants, cafes, gyms, and other leisure activities, like the Daneside Theatre, with the best local shows. There are plenty of school options in the area, including St Mary's Catholic Primary School, rated as 'Outstanding' by the Office for Standards in Education (Ofsted). Other excellent alternatives are The Quinta Primary School (only five minutes' walking distance from Spen View) and Congleton High School for secondary education. Congleton is part of the county of Cheshire, famous for its large and unspoilt countryside. Cheshire also has numerous small towns and picturesque villages to explore, as well as plenty of activities to do with the kids, such as zoos, parks, aquariums, castles and museums. With more than 30 top attractions to visit and discover, all within a short distance of each other, you won't need to travel very far away for an exciting weekend. By living in Spen View you will also have easy access to Manchester and Liverpool airports, giving you plenty of options for your next holidays.

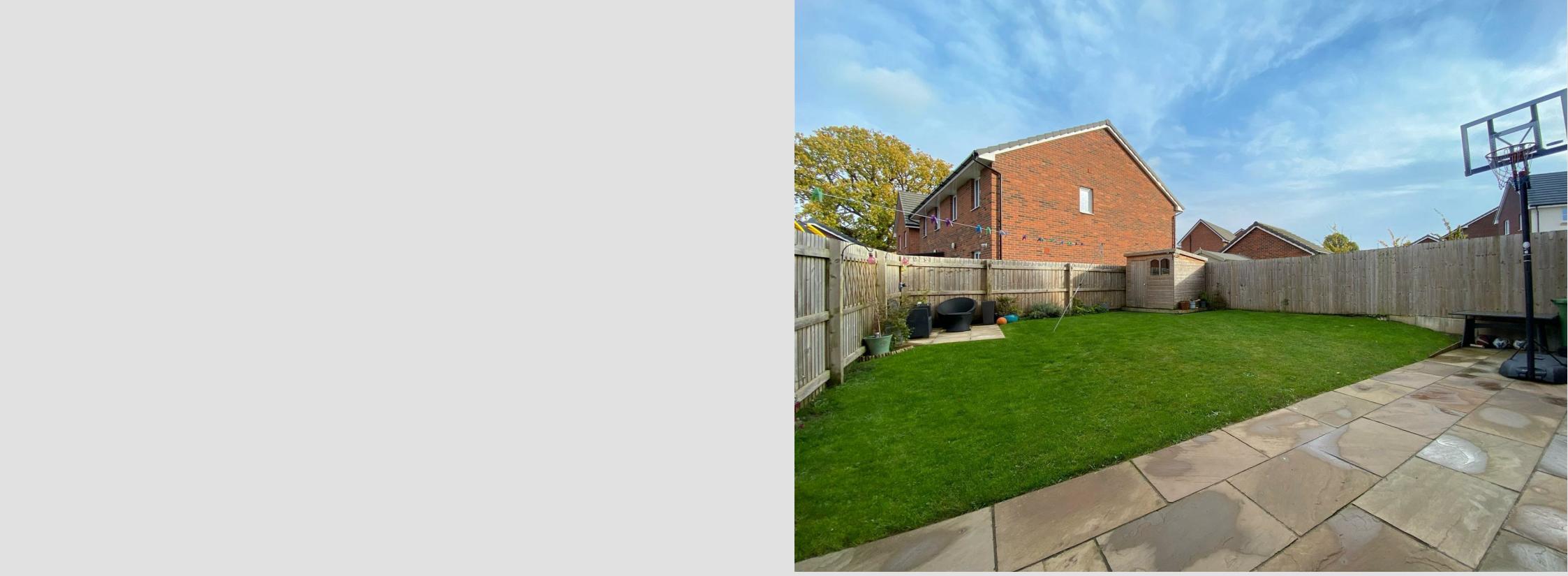
Tenure

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.

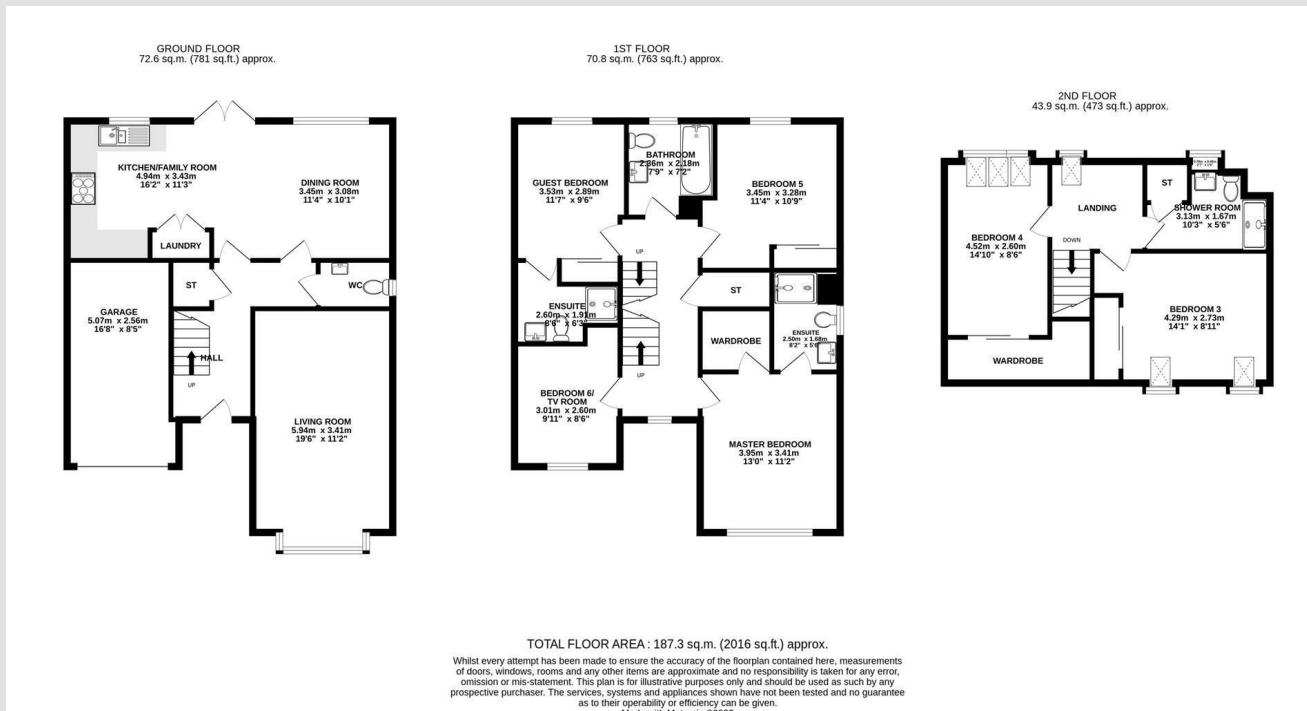
Need to Sell?

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





Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	93	
(81-91)	B	86	
(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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64