

# chris hamriding

lettings & estate agents



## 2 Blue Cedar Way, Congleton, CW12 4ZA

### Offers In The Region Of £635,000

Take a few moments to watch our video tour of this highly attractive executive family home in a wonderful location!

Situated within an extremely exclusive development in affluent Somerford, this recently constructed property occupies a generous plot that's made up of a large four driveway leading to a most useful detached double garage and the most beautiful gardens, all enjoying the most amazing leafy outlook overlooking the exclusive Black Firs Lane! Inside the energy efficient home, the accommodation is very well planned and really is a credit to the developers and indeed the current owners. There are two flexible reception rooms accessed off the welcoming reception hall as well as a superb social kitchen with doors opening out into the stylish gardens at the rear, a great space for entertaining all day and night! The kitchen also enjoys a separate utility room and the ground floor is completed by a useful guest cloakroom. Upstairs, all four bedrooms are of a generous double size with the master enjoying a luxurious en suite. This home truly is ready to be enjoyed from the moment you turn the key!

Locally, abundant countryside is on your doorstep whilst brilliant commuter links are provided by good proximity to the Congleton link road, the A34 and the M6 motorway network. Great amenities are within easy reach and well respected schools at both primary and secondary level are well represented thus making this the perfect property for a busy upsize family looking for their forever home!

Don't just take our word for it, read on to find out more, view our video tour, photos and floor plan then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

**Entrance hall**

**Guest WC**

**Lounge 18'4" x 13'5" (5.6 x 4.1)**

**Living kitchen dining area 13'5" x 9'6" (4.1 x 2.9)**

**Living kitchen area 15'5" x 14'1" (4.7 x 4.3)**

**Utility room**

**Stairs and landing**

**Bedroom one 17'4" x 12'1" (5.3 x 3.7)**

**En suite**

**Bedroom two 14'5" x 9'2" (4.4 x 2.8)**

**Bedroom three 11'5" x 10'9" (3.5 x 3.3)**

**Bedroom four 13'1" x 8'10" (4 x 2.7)**

**Family bathroom**

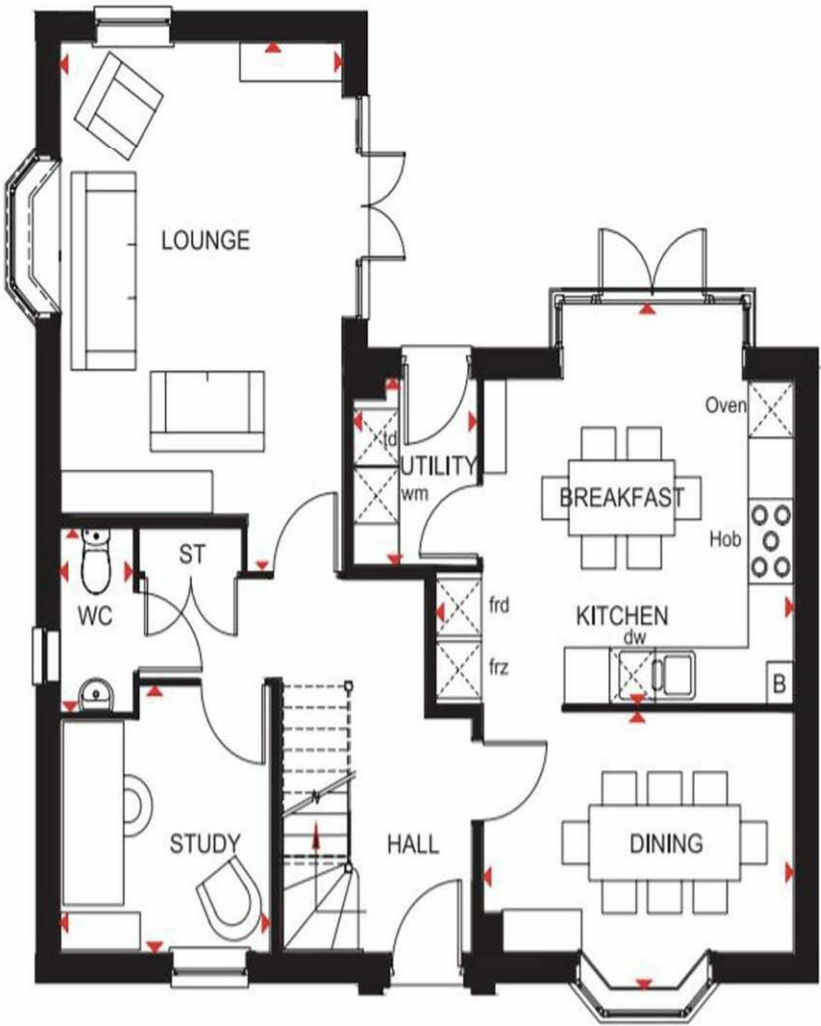
**Detached double garage 17'4" x 16'4" (5.3 x 5)**

**Driveway and gardens to front**

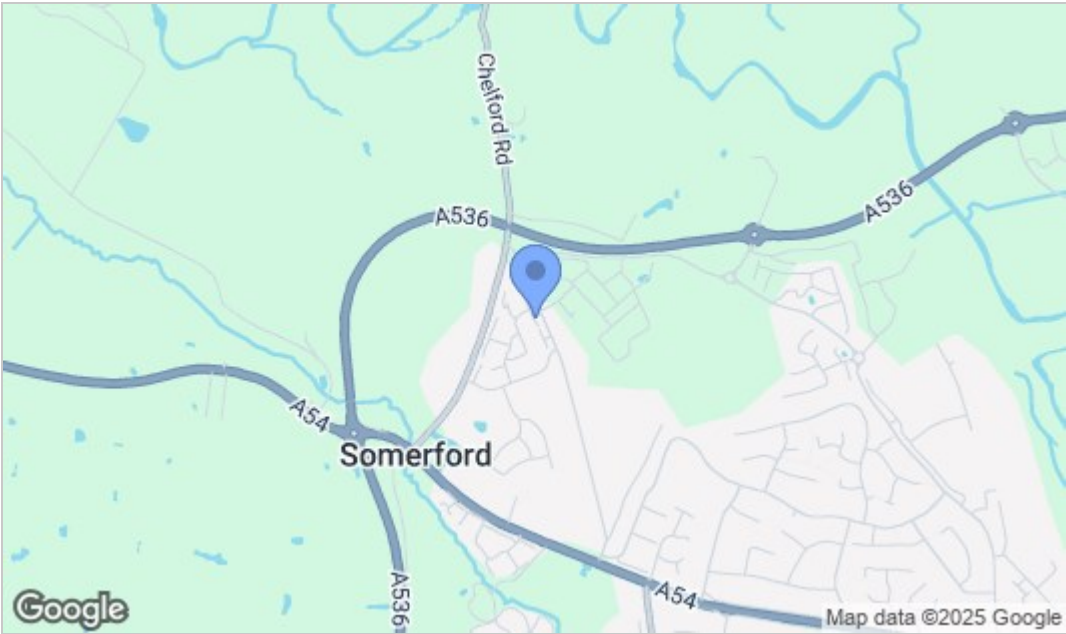
**Landscaped gardens to rear**



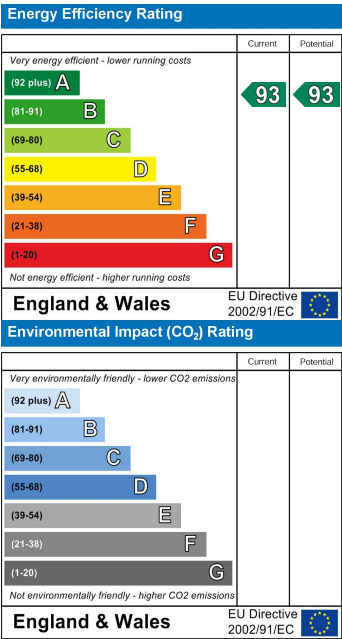
Floor Plan



Area Map



Energy Efficiency Graph



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