



16 Beechwood Drive, Eaton, Congleton, CW12 2NQ

Offers Over £450,000

- An Individual Three/ Four Bedroom Detached Residence
- Well Presented Lounge With Feature Fireplace
- Bedroom One & Two Fitted With Bespoke Wardrobes
- Offered With No Upward Chain
- Located Within The Semi-Rural Village Of Eaton
- Bedroom Four/ Office/Formal Dining Room
- Landscaped Lawned Gardens & Patio Area
- Modern Kitchen/ Family Room & Conservatory
- Downstairs Cloakroom & First Floor Family Shower Room
- Integral Garage & Private Driveway

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Set within one of Cheshire's most desirable semi rural locations, this beautifully presented three/four-bedroom residence offers an impressive blend of space, comfort, and idyllic outdoor living. The home sits within generous, well-established gardens that provide colour, privacy, and a peaceful backdrop throughout the seasons.

Internally the property offers superb versatility. There are two inviting reception rooms, perfect for both relaxed family living, with the option of creating a fourth bedroom or flexible study/home office on the ground floor.



Council Tax Band: E



A bright and airy modern fitted kitchen awaits, equipped with integral appliances and opens up into a spacious family area and conservatory which extends the living space further, offering wonderful views of the gardens and a place to unwind in all seasons.

The ground floor also features a convenient downstairs WC, complementing the home's practical layout and direct access to the integral garage which benefits from a useful utility area with laundry facilities.

Onto the first floor you will find three well-proportioned bedrooms making the property ideal for families, professionals, or those seeking extra space and a beautifully appointed modern fitted shower room serving the bedrooms.

Externally the property is enhanced by a good size private driveway with ample parking for vehicles whilst to the rear of the home there are beautifully maintained landscaped gardens and patio area for summer dining.

Situated within the semi-rural village of Eaton with the countryside quite literally on your doorstep, the location combines peaceful rural living with the warmth and convenience of village life. A welcoming local pub The Plough sits just a short stroll away offering the perfect spot for relaxed lunches, evening drinks or connecting with the community.

The property despite its peaceful location also enjoys excellent connectivity to Congleton and Macclesfield with its wide range of amenities, restaurants, coffee shops and highly regarded schools whilst also well placed for access to the new link road.

Offered with no onward chain this is a rare opportunity to secure a spacious, versatile home in an exceptionally sought-after Cheshire setting perfect for buyers who value tranquillity, natural beauty, and a home with real character.

Entrance Hallway

Having a UPVC double glazed front entrance door with obscure double glazed glass to the side. Original Parquet flooring. Access to the ground floor accommodation and stairs to the first floor. Radiator.

Lounge

18'1" x 11'3"

Having a UPVC double glazed window to the front and side aspects

Featuring a marble fireplace with mantle surround and hearth comprising a coal effect fire. Coving to ceiling.

Double radiator and a storage heater. Wall light points.

Dining Room/ Bedroom Four

13'2" x 8'10"

Having a UPVC double glazed window to the front aspect. Radiator.

Breakfast Kitchen

15'2" x 8'8"

Having a UPVC double glazed window to the rear aspect overlooking the gardens and patio area.

Comprising- range of cream shaker style wall cupboard and base units with work surfaces over, incorporating a stainless steel one and a half bowl sink and drainer with chrome mixer tap over, tiled splashback. Double oven with hob, stainless steel extractor hood over, space and plumbing for dishwasher, integral fridge and freezer.

Tiled flooring. Recessed downlights.

Archway through- to the dining and family area.

Family Area

13'5" x 8'9"

Tiled flooring. Double radiator.

Opening out into the conservatory with views of the gardens.

Conservatory

11'3" x 12'2"

Having UPVC double glazed windows to the rear and side aspect and UPVC double glazed French doors with access to the patio and garden area.

Tiled flooring.

Inner Hallway

Having a UPVC double glazed door. with access to the rear. Recessed downlights. Tiled flooring. Access into the WC.

Downstairs Cloakroom

5'9" x 5'3"

Having a UPVC double glazed obscure window to the side aspect. Comprising- two piece suite featuring a countertop basin set on a vanity unit with storage underneath, tiled splashback. WC with push flush. Chrome radiator. Tiled flooring.

First Floor Landing

Having access to the loft.

Access to the bedrooms and family shower room.

Bedroom One

12'4" x 11'2"

Having a UPVC double glazed window to the front aspect.

Wood effect fitted wardrobes with matching drawers and dressing table.

Radiator.

Bedroom Two

13'3" x 10'11"

Having a UPVC double glazed window to the rear aspect overlooking the garden. Comprising of a range of wood effect fitted wardrobes with matching fitted drawers and dressing table.

Double radiator.

Bedroom Three

10'10" x 7'2"

Having a UPVC double glazed window to the front aspect. Radiator.

Family Bathroom

9'4" x 5'1"

Having a UPVC double glazed obscure window to the rear aspect.

Comprising- three-piece suite featuring a corner shower cubicle, WC with push flush, countertop basin sat on a modern vanity unit with storage underneath and chrome mixer tap over. Chrome radiator.

Access to the water tank with space for storage and shelving.

Garage

16'10" x 9'0"

Having a UPVC double glazed window to the side aspect. Comprising of a range of wall cupboard and base units with work surfaces over incorporating a stainless steel sink and drainer with chrome mixer tap over space and plumbing for washing machine and dryer.

Housing the boiler. Power and electric.

Garage doors open out with a separate door for access .

Externally

To the front of the property there is a good size driveway with parking for multiple vehicles.

To the rear there is private gated access to the expansive landscaped gardens, featuring raised beds filled with a mix of plants, shrubbery and established trees - creating colours all year round.

Superb patio area for summer dining, along with those beautiful views of the gardens.





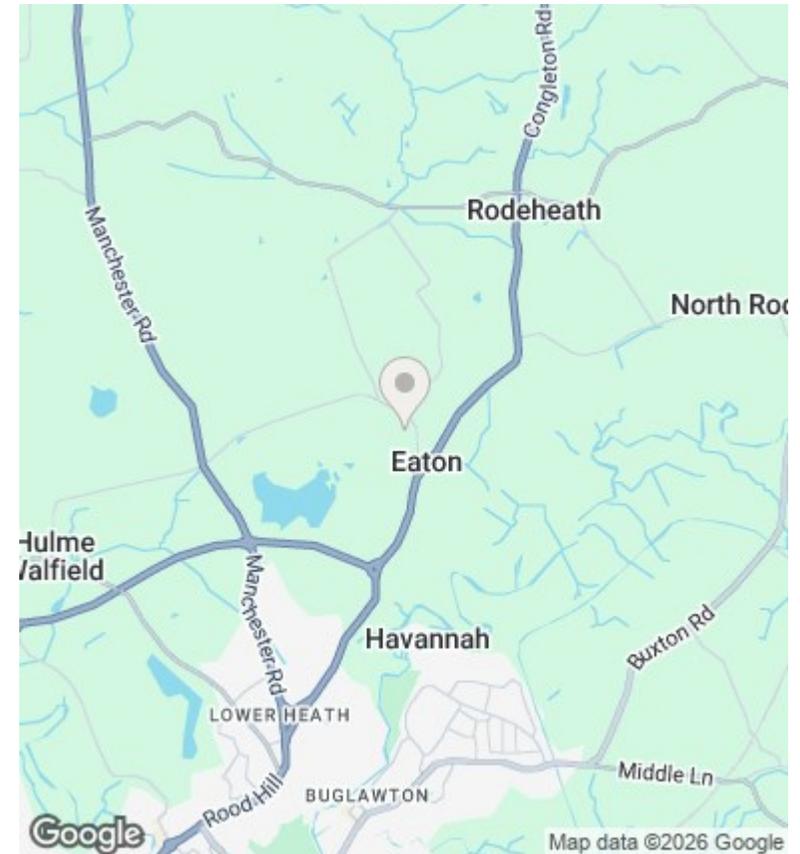
Directions

Viewings

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

Council Tax Band

E



| 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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |