



## 8 Armett Close, Congleton, CW12 2QF

Asking Price £420,000

- Spacious Four Bedroom Detached Home
- Master Bedroom With En-suite Shower Facilities
- Detached Garage & Off Road Parking
- EPC Rating B
- On-Trend Open Plan Dining Kitchen With Patio Doors Onto The Garden
- Separate Family Bathroom & Ground Floor Cloakroom
- Local Amenities & Countryside Walk Within Close Proximity
- Lounge Benefitting From Uninterrupted Views Of The Nature Reserve
- Lawned Gardens & Additional Patio Area
- NHBC Guarantee

# 8 Armett Close, Congleton CW12 2QF

This attractive four-bedroom, detached family home is located on the recently constructed Bloor Homes development known as Hudson Meadows. The property is set within a privileged cul-de-sac, position overlooking the local natural pond from its slightly elevated position, which will be especially popular with buyers who are not looking for your typical estate style home.

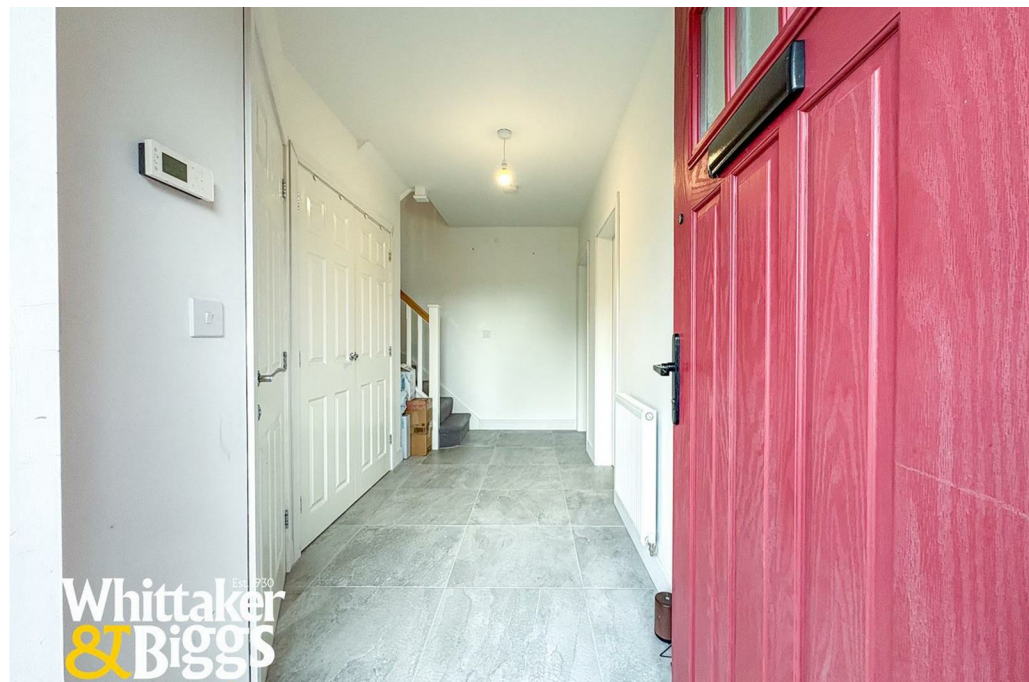
The accommodation in 'The Wyatt' offers families everything they need with a fantastic sized open plan living and dining kitchen in addition to the separate bay fronted lounge which enjoys an open outlook over the nature reserve.

The kitchen has a defined living and kitchen diner, furnished with a range of on trend units and UPVC patio doors leading out to the rear garden.

The main hallway is spacious with built in storage cupboards, there's also a separate ground floor cloakroom.



Council Tax Band: E



### **Entrance Hall**

Having a composite front entrance door.

Spacious hallway with access to the ground floor and stair to the first floor landing. - Size : -

### **Lounge**

13'6" x 13'5"

Having UPVC double glazed box bay window. Radiator. Laminate tiled flooring.

- Size : - 13' 6" x 13' 5" (4.11m x 4.08m)

### **Open Plan Dining Kitchen**

23'6" x 13'11"

Having UPVC double glazed French doors (with sidelights) and a UPVC double glazed window to the rear aspect.

Comprising of a range of white wall cupboard and base units with timber style work surfaces over incorporating a one and a half bowl composite sink with mixer tap. Integrated four ring gas hob, stainless steel extractor hood and a double oven. Built in fridge freezer and dishwasher. Recessed ceiling down lighters (above the kitchen area) Two radiators. Laminate tiled floor.

- Size : - 23' 6" x 13' 11" (7.17m x 4.24m)

### **Downstairs Cloakroom**

Having a UPVC frosted double glazed window. White suite comprising of a close coupled WC and a wall mounted wash basin. Radiator. Laminate tiled floor.

- Size : -

### **First Floor Landing**

Having a UPVC double glazed window. Storage cupboard. Access to roof void.

Radiator. Laminate wood flooring.

- Size : -

### **Master bedroom**

12'2" x 9'7"

Having UPVC double glazed window to the rear aspect. Fitted, sliding mirrored double wardrobes. Radiator. Access to Ensuite

- Size : - 12' 2" x 9' 7" (3.70m x 2.92m)

### **En-suite**

Having a UPVC obscure double glazed window. Three piece white suite comprising of a close coupled WC, wall mounted wash basin and a fully tiled double shower enclosure. Recessed ceiling down lighters. Extractor fan.

Radiator. Laminate tiled floor.

- Size : -

### **Bedroom Two**

12'11" x 10'0"

Having a UPVC double glazed window. Radiator. Laminate wood flooring.

- Size : - 12' 11" x 10' 0" (3.93m x 3.04m)

### **Bedroom Three**

9'8" x 8'7"

Having a UPVC double glazed rear window Radiator. Laminate wood flooring.

- Size : - 9' 8" x 8' 7" (2.94m x 2.61m)

### Bedroom Four

10'5" x 7'5"

Having a UPVC double glazed window. Radiator. Laminate wood flooring.

- Size : - 10' 5" x 7' 5" (3.18m x 2.26m)

### Family Bathroom

Having a UPVC frosted double glazed window. Three piece white suite comprising of a close coupled WC, wall mounted wash basin, panel bath and a fully tiled oversize shower enclosure. Recessed ceiling down lighters. Extractor fan. Electric shaver socket. Laminate tiled floor.

- Size : -

### Detached Garage

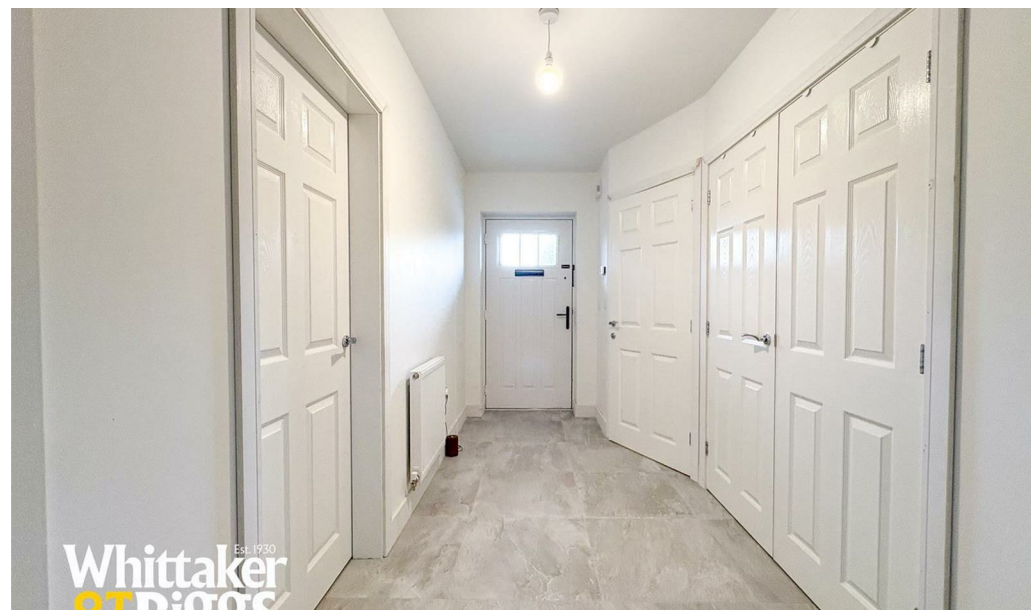
19'10" x 10'3"

Detached pitched roof garage of brick construction with an up and over garage door. Power. Lighting. Eaves storage. - Size : - 19' 10" x 10' 3" (6.05m x 3.13m)

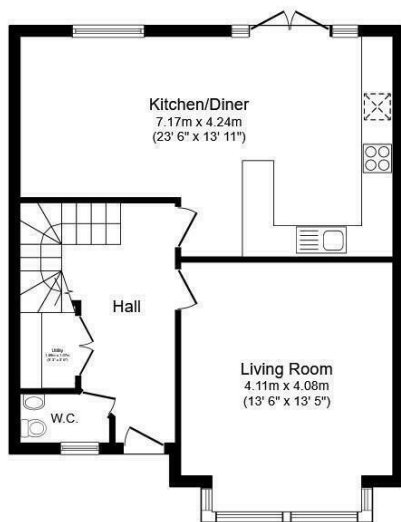
### Externally

Tarmacadam driveway extending to the side of the property, terminating at the detached garage. Enclosed rear garden laid to lawn with a flagged patio area. Gated side access.

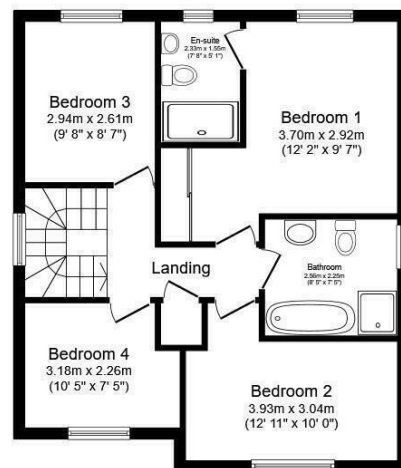
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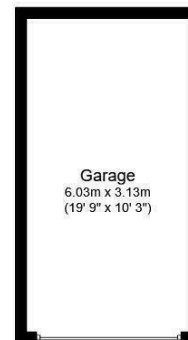




**Ground Floor**



**First Floor**



**Garage**

Total floor area 138.1 sq.m. (1,487 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)

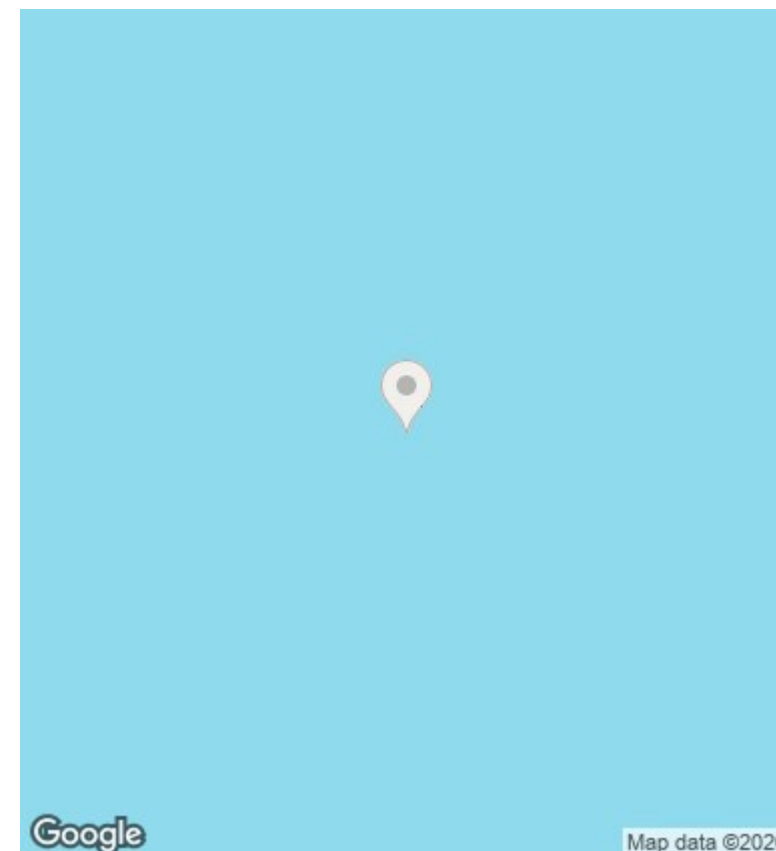
## Directions

## Viewings

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

## Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		