



## 7 Hunters Pointe, Somerford, Congleton, Cheshire, CW12 4SL

Asking Price £275,000

- Immaculately Presented Two Bedroom Residential Lodge
- Idyllic & Peaceful Surroundings
- Spacious Open Plan Living, Dining And Kitchen With Breakfast Island
- Cosy Multi Fuel Burner
- Wrap Around Extensive Decking Area With Views Of The River Dane
- Master Bedroom With En- Suite And Walk In Wardrobe
- Secure Gated Entry System
- Picturesque Location Of Somerford Village
- Allocated Off-Road Parking For Two Cars
- EPC Exempt

# 7 Hunters Pointe, Congleton CW12 4SL

We are offering an extremely rare opportunity to purchase a residential lodge situated upon a freehold plot, located within a picturesque location of Somerford. This attractive lodge offers residential occupancy all year around which consists of approximately 30 plots on this desirable development.

This spectacular two bedroomed lodge occupies a prime position within this privileged location having uninterrupted views from the extensive wrap around decked terrace overlooking the adjoining countryside and river Dane.

There is a spacious lounge benefitting from a cozy log burner which is a perfect enhancement during the winter months, the open plan dining kitchen is equipped with a superb breakfast island. The two bedrooms with the master having a walk in wardrobe and en suite in addition to the main shower room.



Council Tax Band: A



### **Open Plan lounge**

19'5" x 13'11"

Having UPVC double glazed windows to the rear and side & French patio doors with access to the wrap around decking area with views of the Riverdane-

Wood effect flooring. Modern style wood burning stove.

Coving to ceiling and vaulted ceiling.

- Size : - 19' 5" x 13' 11" (5.92m x 4.23m)

### **Breakfast kitchen**

13'1" x 19'4"

Open plan dining kitchen having a range of wall mounted cupboard and base units with fitted work surface over, space for a double range style cooker with fitted rangemaster double width black chimney style extractor fan over, plumbing for dishwasher, built-in electric wine cooler, space for American style freezer, pelmet lighting, UPVC double glazed window to the side aspect overlooking the River Dane, defined open plan living and dining space, radiator, wood effect flooring, UPVC double glazed patio doors give access onto the wraparound decked patio, radiator, built-in Walk-in storage cupboard with fitted shelving. Recessed LED lighting, coving and speakers to ceiling. - Size : - 13' 1" x 19' 4" (3.98m x 5.89m)

### **Inner hallway**

Having access to loft space, recess lighting, coving to ceiling, radiator. - Size : -

### **Bedroom One**

10'3" x 10'2"

Having a UPVC double glazed window to the rear aspect overlooking the decking with views over the River Dane. radiator, Coving, recessed lighting and speakers to ceiling. Built-in media unit. - Size : - 10' 3" x 10' 2" (3.13m x 3.11m)

### **Walkin Wardrobe**

6'8" x 5'7"

Having fixed hanging rail wardrobes and shelving, lighting and covering to ceiling

- Size : - 6' 8" x 5' 7" (2.03m x 1.70m)

### **En-suite**

6'8" x 5'4"

Having a UPVC double glazed obscured window to side aspect, white heated towel radiator, extractor fan, speakers, coving and recess lighting to ceiling, corner set fully enclosed shower cubicle with thermostatically controlled shower, low level WC, wash hand basin set in vanity storage unit, fixed shelving.

- Size : - 6' 8" x 5' 4" (2.03m x 1.63m)

### **Bedroom Two**

Having a UPVC double glazed window to the side access with views of the River Dane. - Size : -

### **Family Bathroom**

5'7" x 8'3"

Having a P shaped panelled bath with over bath shower and central mixer tap,

WC, vanity wash hand basin set in vanity storage unit with mirrored shelving and fixed mirror. Upvc Double glazed obscured window to side aspect, extractor fan, coving to ceiling and recessed lighting, shaver point, white heated towel radiator.

- Size : - 5' 7" x 8' 3" (1.70m x 2.52m)

### Externally

Having a raised wrap around decked terrace adjoining the front of the lodge & extending to the side allowing a further BBQ/ patio area & side access. Fantastic uninterrupted views to the rear aspect. Adjoining lawned garden which leads down to the river Dane.

Allocated parking for vehicles.

Private electric gates giving access to the development. - Size : -

### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





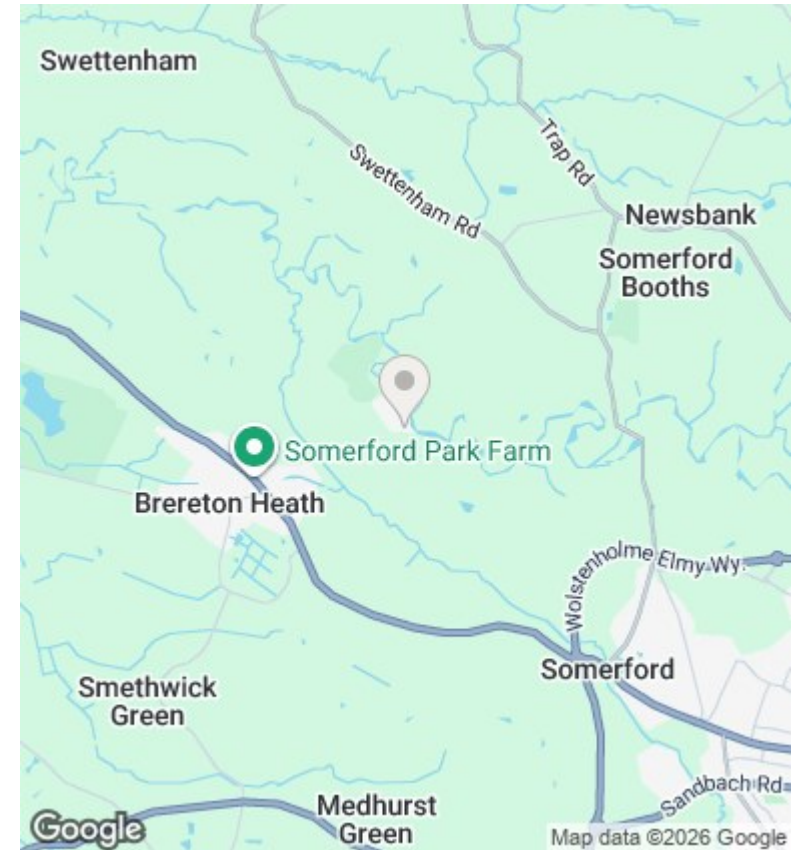
## Directions

## Viewings

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

## Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	