

# chris hamriding

lettings & estate agents



## 24 Thistle Way, Congleton, CW12 4EJ

### Offers In The Region Of £569,950

Take a few moments to admire this truly luxurious family home by watching our fully guided video tour!

This commodious six-bedroom detached home is wonderfully flexible to suit varying family needs and life stages. At entry level, the living room has a walk-in box-bay window letting bags of light into to this nicely-shaped room. There's also an extra sitting room that really adds flexibility! Within the kitchen, there is a cunningly-concealed laundry zone, plumbed and wired for your laundry equipment – conveniently placed but, somehow, separate. The dining area has French doors leading to the garden, which lends lots of light to the room. As with all good family homes, there is a WC/cloakroom at entry level too.

On the next level, there are four double bedrooms – the majority of which have fitted wardrobes and the largest has an en-suite shower room. A tasteful family bathroom with a bath, shower cubicle and fitted vanity furniture. The use for the top floor of this home is highly adaptable; if the "masters" of the house wish to indulge themselves, the entire floor could be devoted entirely to a master suite, providing a sumptuous bedroom, enormous walk-in wardrobe, well-appointed en-suite and a separate study/dressing room. Alternatively, the "dressing room" could just as easily serve as a nursery or sixth bedroom. The real beauty of this home is that its accommodation can so easily be flexed to suit the various life stages of the occupiers. It's not only inside this magical home that will impress, outside is also a masterpiece with landscaped lawns and feature lighting throughout, you could be forgiven for thinking you're residing in a stylish hotel! The real jewel in the crown here is the fabulous open aspect to the rear that affords the owner complete privacy and tranquility after a hard days work!

Read on to find out more, view our video, photos and floor plan then call your friendly property experts here at Chris Hamriding Estate Agents.

## Ground Floor

Living Room 18'0 x 11'2 (5.49m x 3.40m)

WC 5'10 x 3'11 (1.78m x 1.19m)

Sitting room 16'7 x 8'3 (5.05m x 2.51m)

Kitchen/Breakfast/Dining 24'8 x 9'5 (7.52m x 2.87m)

## First Floor

Guest Bedroom 11'2 x 10'7 (3.40m x 3.23m)

En-Suite 5'10 x 6'11 (1.78m x 2.11m)

Bedroom 3 12'8 x 10'2 (3.86m x 3.10m)

Bedroom 4 11'9 x 10'2 (3.58m x 3.10m)

Bedroom 5 9'6 x 7'1 (2.90m x 2.16m)

Bathroom 9'2 x 6'8 (2.79m x 2.03m)

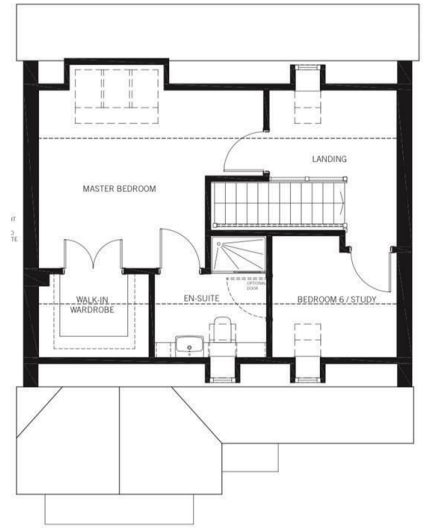
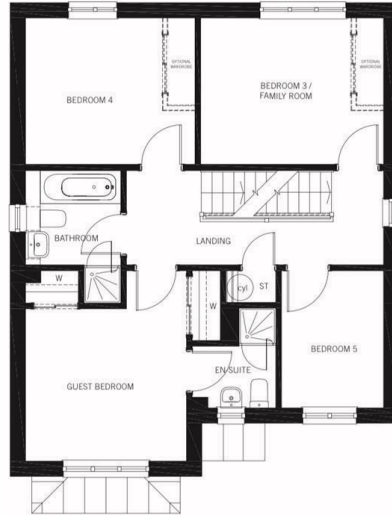
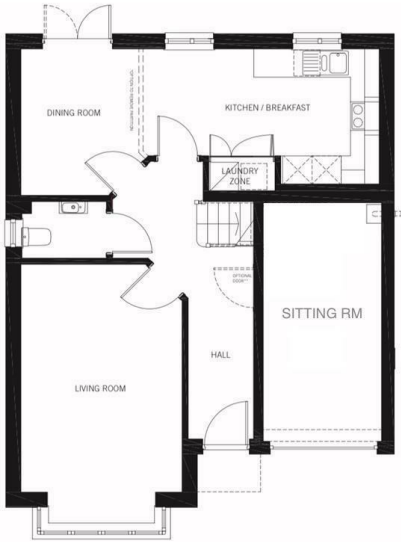
## Second Floor

Master Bedroom with walk in wardrobe 11'7 x 15'5  
(3.53m x 4.70m)

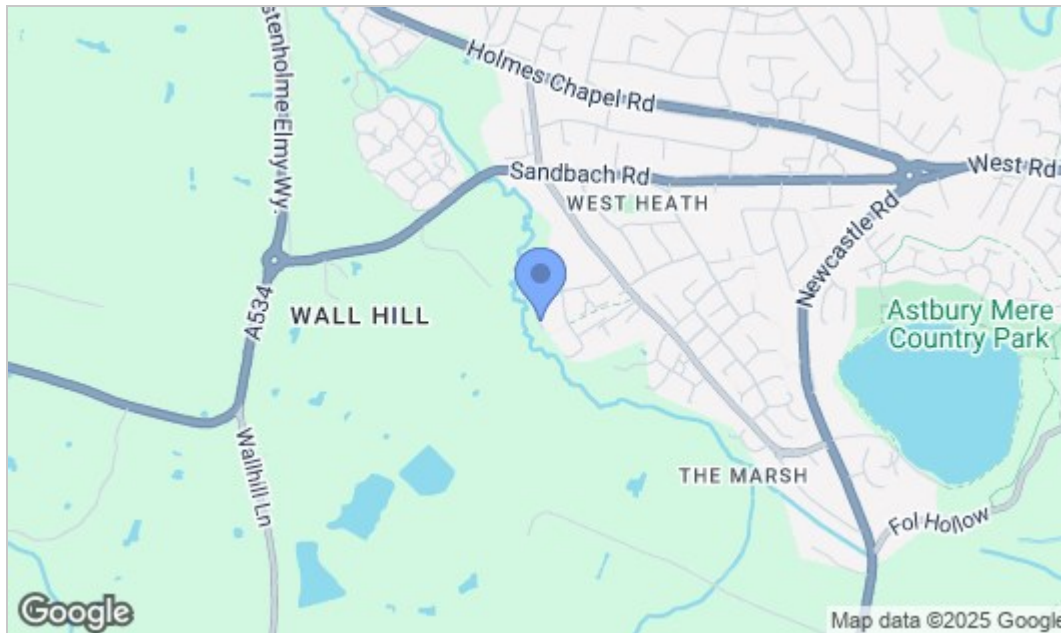
En-Suite 8'3 x 7'9 (2.51m x 2.36m)

Bedroom 6 - Currently dressing room 8'3 x 8'8  
(2.51m x 2.64m)

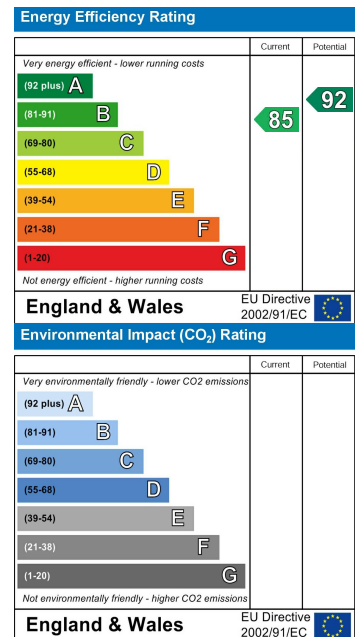
# Floor Plan



# Area Map



# Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), 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 statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



9 High Street, Town Centre, Congleton, Cheshire, CW12 1BN t: 01260 543 999 [chrishamriding.co.uk](http://chrishamriding.co.uk)  
[congleton@chrishamriding.co.uk](mailto:congleton@chrishamriding.co.uk) [lettings@chrishamriding.co.uk](mailto:lettings@chrishamriding.co.uk)

