



**50 Fields Road**

ST7 2LX

**Guide Price £599,950**



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STEPHENSON BROWNE



**LARGE PLOT - CHARACTER HOME** - Welcome to Brundrett Cottage, a truly beautiful **FOUR BEDROOM DETACHED** home located on the highly sought after Fields Road, in the heart of Alsager, close to it's many amenities and schools. This fantastic home resides on an impressive plot, offering a sweeping driveway leading to the property and lovely, landscaped gardens to both front and rear.

Brundrett Cottage hosts the best of both worlds, with it's modern yet characterful features throughout, some of which include: Solid Oak doors, wood flooring, contemporary bathrooms and a solid oak kitchen with granite working surfaces. Internally, there is the hallway, superb lounge enjoying a feature log burner and an additional separate reception room - a versatile space providing you with another sitting room or, with entry to the kitchen, would make a great playroom where you can keep an eye on children! The L-shaped kitchen diner boasts doors onto the rear garden, making a great entertainment area, and comprises of a range of oak units including island with space for stools below, with integral appliances such as: Farmhouse style double sink, high level double oven, electric hob with extractor over, dishwasher and having space for a large fridge freezer. On from here is the handy utility and WC.

To the first floor, bedroom one and two enjoy bay windows to the front elevation, fitted wardrobes/storage as well as their own en-suites. It is worth noting that bedroom two's shower room is Jack and Jill style, also having entry from bedroom three. Bedroom Four is a good sized single, currently utilised as an office, and completing the first floor is the bathroom, presenting a three piece suite with free-standing bath.





Externally, you are spoilt with an extensive sweeping driveway providing invaluable off road parking for multiple cars, and well maintained lawns with well stocked soil borders home to a range of decorative shrubs, plants and bushes. The private rear hosts a courtyard, with plenty of seating/outdoor furniture options, as well as a lawn which, matching the front elevation, incorporates a number of decorative planting creating a lovely setting to sit and relax in!

Properties here do not come for sale often! To truly appreciate everything Brundrett Cottage has to offer, viewings come highly recommended. Call Stephenson Browne to book yours and avoid missing out!

#### **Hallway**

With wood flooring, radiator, UPVC double glazed window to side elevation, ample sockets, ceiling light fitting, stairs to the first floor, door to:

#### **Lounge**

19'5" x 11'11"

A generous lounge space offering feature log burner central to the room with slate hearth and wooden beam mantle over, a UPVC double glazed bay window to front elevation, wood flooring, coving to the ceiling, ceiling light fitting, spotlighting, ample sockets and radiator.

#### **Sitting Room**

14'0" x 14'0"

Enjoying an empty fireplace, UPVC double glazed bay window to front elevation, wood flooring, radiator, ceiling light fitting, ample sockets, door to under stairs storage and door to:

#### **Kitchen Diner / Family Room**

17'3" x 16'3" (max measurements)

L-shaped with plenty of space for a dining table and family area. Comprising of a range of solid Oak wall, base and drawer units with granite working surfaces over, including kitchen island with space for stools below. Have integral appliances including: high level double oven, four point electric hob with extractor over, dishwasher and Farmhouse style double sink, as well as have space for a large fridge freezer and microwave. With UPVC double glazed windows to side elevation, French doors opening to the rear garden, tiled flooring throughout, spotlighting, ample sockets, radiator, vertical wall radiator and door accessing:

#### **Utility**

Having additional wall and base units with granite effect working surfaces over, sink with drainer, space for an undercounter fridge or dishwasher and space/plumbing for stacked washing machine and dryer. With a continuation of tiled flooring matching the kitchen, UPVC double glazed window to rear, door opening to the garden and door to:

#### **WC**

With a low level WC, pedestal hand basin, radiator, ceiling light fitting, UPVC double glazed obscure glass window to rear elevation and ceiling light fitting.

#### **Landing**

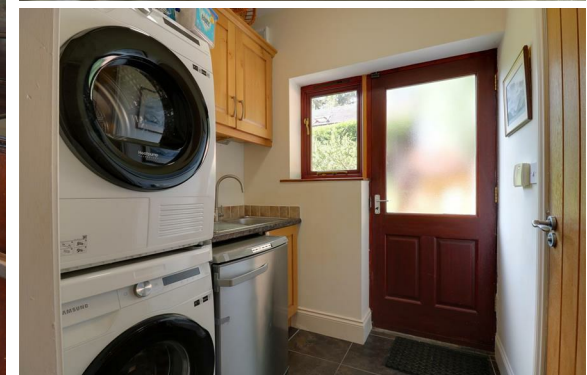
#### **Principal Bedroom**

14'0" x 13'11"

A fantastic principle bedroom boasting a UPVC double glazed bay window to front elevation overlooking the front lawn, double doors to fitted wardrobes, fitted carpet, ceiling light fitting, coving to the ceiling, radiator, ample sockets, door to:

#### **En-suite**

With a low level WC, hand basin and walk in shower with glass screen, chrome heated towel rail, tiled walls and flooring, ceiling light fitting and UPVC double glazed obscure glass window to front elevation.





### **Bedroom Two**

14'0" x 11'11"

An impressive second double bedroom enjoying fitted wardrobes with mirrored sliding doors, UPVC double glazed bay window to front elevation, radiator, wood flooring, ample sockets, ceiling light fitting, loft access via hatch and door to the Jack and Jill en-suite.

### **Bedroom Three**

19'2" x 9'3"

With fitted wardrobes, fitted carpet, ceiling light fitting, radiator, ample sockets, UPVC double glazed window to rear and side elevation, also having door to:

### **Jack and Jill Bathroom**

Having a low level WC, hand basin and walk in shower with waterfall style head and glass screen. With tiled walls and flooring, spotlighting, radiator and wall mounted mirrored storage unit.

### **Bedroom Four**

8'0" x 7'0"

A good size fourth bedroom with wood flooring, UPVC double glazed window to rear elevation, radiator, ample sockets and ceiling light fitting.

### **Family Bathroom**

With a low level WC, hand basin and free-standing bath. Tiled walls and flooring, UPVC double glazed obscure glass window to rear elevation, ceiling light fitting, chrome heated towel rail and wall extractor.

### **Externally**

Externally, the property hosts a lovely frontage with a permeable paved driveway up to the front door. To each side you will find well kept lawns with soil borders home to a range of decorative shrubs, plants and bushes. The rear is accessed by a continuation of paving to the side elevation, with trellises to create privacy and potential hidden bin storage. To the rear is a sizeable Indian stone paved patio creating multiple seating areas, and a lawn surrounded by soil decorative borders. The boundary comprises of a brick wall to one elevation, fencing and hedgerow to add privacy.

### **Council Tax Band**

The council tax band for this property is E

### **NB: Tenure**

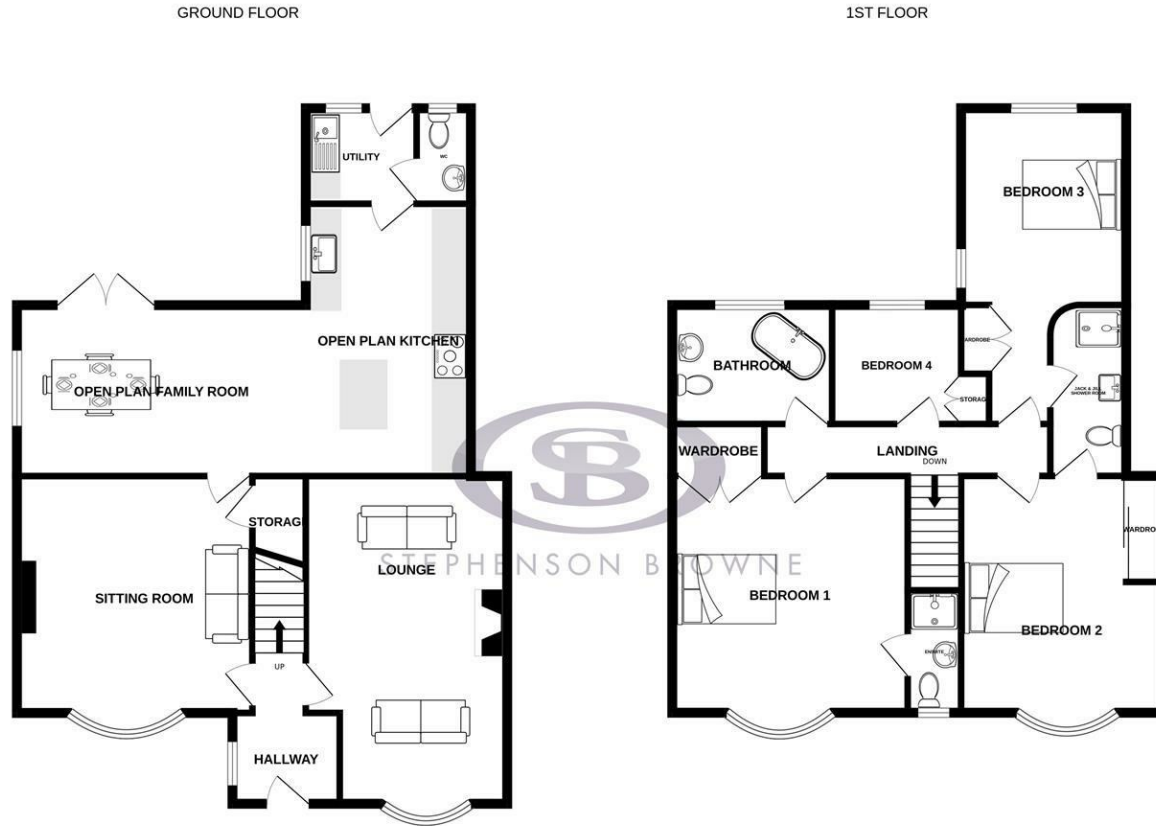
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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