



## Selmar Alsager Road

ST7 8JG

**Offers In The Region Of £475,000**



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STEPHENSON BROWNE

NO ONWARD CHAIN & BACKING ONTO FIELDS BESPOKE, DETACHED RESIDENCE WITH SUBSTANTIAL ACCOMMODATION - A superb example of a five bedroom, detached family home, conveniently placed close to Audley and its variety of amenities, excellent commuter links, schooling and open countryside. Coming to the market for the first time since construction in 1990 by the current owners to their exacting specification, offering excellent family accommodation arranged over three floors.

Accompanying this impressive home are a wealth of impressive features to note, some of which include: Hardwood double glazing throughout, a full gas central heating system, engineered oak flooring to the entrance hall, a generous lounge (circa 20ft long!) with feature fireplace and french doors leading to the rear garden, a fitted country-style kitchen complete with 'Rangemaster' style cooker and separate useful utility, a handy downstairs cloakroom and a sizeable home office which can be used as an additional reception room. The first floor is home to four generous double rooms, with the principal room enjoying built-in robes and en-suite facilities, bedroom two has further storage and both rooms enjoy a pleasing aspect over the rear garden. Bedrooms three and four are of a very similar size, again with built-in robes and sink units, to complement the family bathroom with its white five piece sanitary suite. The second floor is where bedroom five is located which can accommodate a king-size bed.

Externally, the property enjoys a large gravel driveway, an integral garage with power and lighting, plus a fabulous, established back garden with it's stunning views of adjacent fields and countryside, the perfect place to relax with friends and family in complete privacy, hot tub included!

To fully appreciate the properties location, rear aspect, true size and many favourable attributes, early viewing is strongly advised!



### **Accommodation**

Having a hardwood panelled entrance door with glazed insert, opening into:

### **Entrance Porch**

With quarry tiled flooring, double glazed window to front elevation, ceiling light, an access door to the garage, door into:

### **Garage**

17'7" x 8'11"

With single up and over door, power, lighting, radiator and a workbench.

### **Entrance Hall**

With stairs to first floor, ceiling light, coving, engineered oak flooring throughout, radiator, a wall mounted smart thermostat, door into:

### **Cloakroom**

Having a continuation of the engineered oak flooring, double glazed window to side elevation, inset spotlighting, a chrome heated towel rail, a low-level WC and a wall mounted hand, wash basin with mixer tap and tiled splashback.

### **Office**

19'7" x 9'1" (into bay)

With two ceiling lights, TV point, a walk-in double glazed bay window to front elevation, radiator, telephone point and data point, coving and ample power points.

### **Kitchen**

17'6" x 10'9"

Having ceramic tiled flooring throughout, inset spotlighting, double glazed window overlooking the rear garden, a range of country style wall, base and drawer units, with granite style working surfaces over incorporating a stainless steel sink/drainer unit with mixer tap and cupboard below, integrated dishwasher, under cupboard lighting and overhead plinth downlights, radiator, a 'Rangemaster' cooker, with tiled splashback and extractor hood over, hardwood panelled door with double glazed insert leading to the rear garden, Door into:

### **Utility**

7'10" x 7'9"

With double glazed window to side elevation, a wall mounted BRAND NEW gas boiler with a 10 year warranty, serving central heating and domestic hot water systems, ceramic tiled flooring, radiator, a range of base units and working surfaces over incorporating an inset sink/drainer with mixer tap, space and plumbing for automatic washing machine, space for further white goods and a radiator.

### **Lounge**

19'7" x 15'2"

An exceptionally spacious lounge with two double glazed windows to side elevation, two ceiling lights, hardwood double glazed French doors leading out to the rear garden, plush carpets, TV point, a feature fireplace with stone hearth having fitted multifuel stove, dado rail, coving, ample power points and a radiator.

### **First Floor Landing**

With doors to all rooms, double glazed window to front elevation, stairs to second floor, radiator, coving, three ceiling lights, door into:

### **Bedroom One**

15'2" (into chimney breast) x 14'7"

A generous principal bedroom with contemporary ceiling light, double glazed window overlooking the rear garden, TV point, telephone point, ample power points, radiator, a comprehensive range of built-in wardrobes with wooden panelled doors, door into:



### **En-suite**

With double glazed window to side, elevation, extractor point, shaver point, partially tiled walls, radiator, a low-level WC, bidet, a hand wash basin with mixer tap and a walk-in shower cubicle with electric shower.

### **Bedroom Two**

16'3" x 10'9"

A spacious second, king-size bedroom with contemporary ceiling light, double glazed window overlooking the rear garden, TV point, ample power points, a built-in storage/airing cupboard housing the hot water cylinder, radiator and coving.

### **Bedroom Three**

13'5" (to front of robes) x 9'1"

A third king-size bedroom with pendant light, double glazed window to front elevation, TV point, ample power points, radiator and a range of built-in bedroom furniture to include:- two double wardrobes and an inset sink unit.

### **Bedroom Four**

11'4" (to front of wardrobe) x 9'5"

A well proportioned fourth bedroom with a double glazed window to front elevation, ceiling light, TV point, radiator, ample power points, two double wardrobes and a inset sink unit with mixer tap.

### **Family Bathroom**

With inset spotlighting, coving, double glazed privacy window to side elevation, shaver point, partially tiled walls with complimentary floor tiling, radiator and a white five piece suite, comprising of: a low-level WC, bidet, pedestal hand, wash basin, with mixer tap, a tiled bath plus a shower cubicle with glazed door housing a triton electric mixer shower.

### **Second Floor Landing**

With ceiling light, door into:

### **Bedroom Five**

14'5" x 13'9"

With dual aspect Velux windows to side and rear elevation, TV point, loft hatch, eaves storage, radiator and a useful built-in storage/wardrobe space with lighting.

### **Externally**

The property is approached via an extensive gravel driveway in-turn providing off-road parking for several vehicles with established hedgerow either side and a retaining fence boundary to the front, along with a raised border housing a number of mature trees and shrubs. Access to the rear can be made by a secure side gate.

The rear garden is a particular feature of the property due to its overall size, pleasant rear aspect and degree of privacy with a water point, two wall lights, outside power point for a hot tub, an Indian stone extended patio area providing ample space for garden furniture, steps which lead down to a laid to lawn with shaped borders home to a number of mature trees, shrubs and plants, a pathway leads to the foot of the garden where there is an ornamental, secluded garden with water feature, a raised well stocked rockery garden and a further paved seating area enjoying views over adjacent fields plus a garden store.

### **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.

### **Council Tax Band**

The council tax band for this property is F.

### **NB: Copyright**

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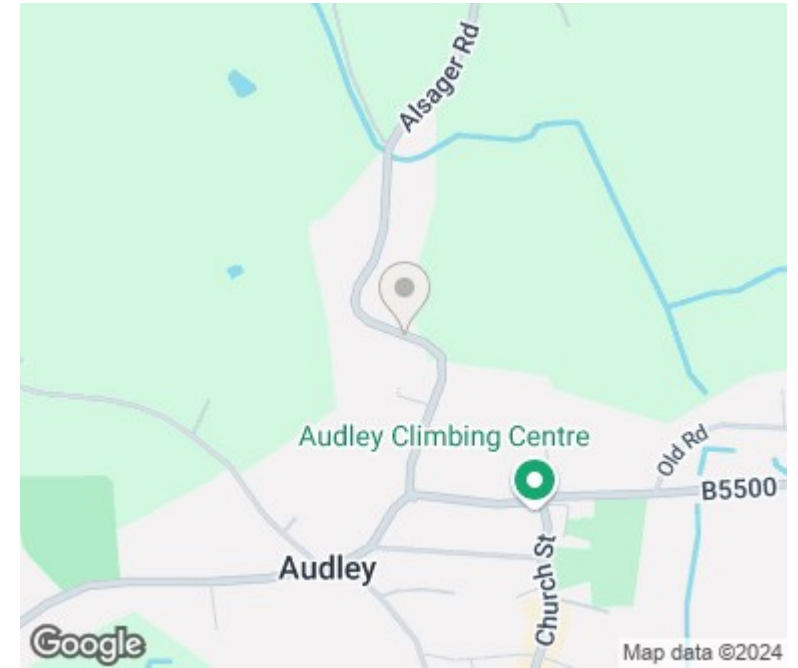


# Floor Plan



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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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW  
 T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk