



## 5 Minnie Close

ST7 8BY

**Guide Price £379,950**



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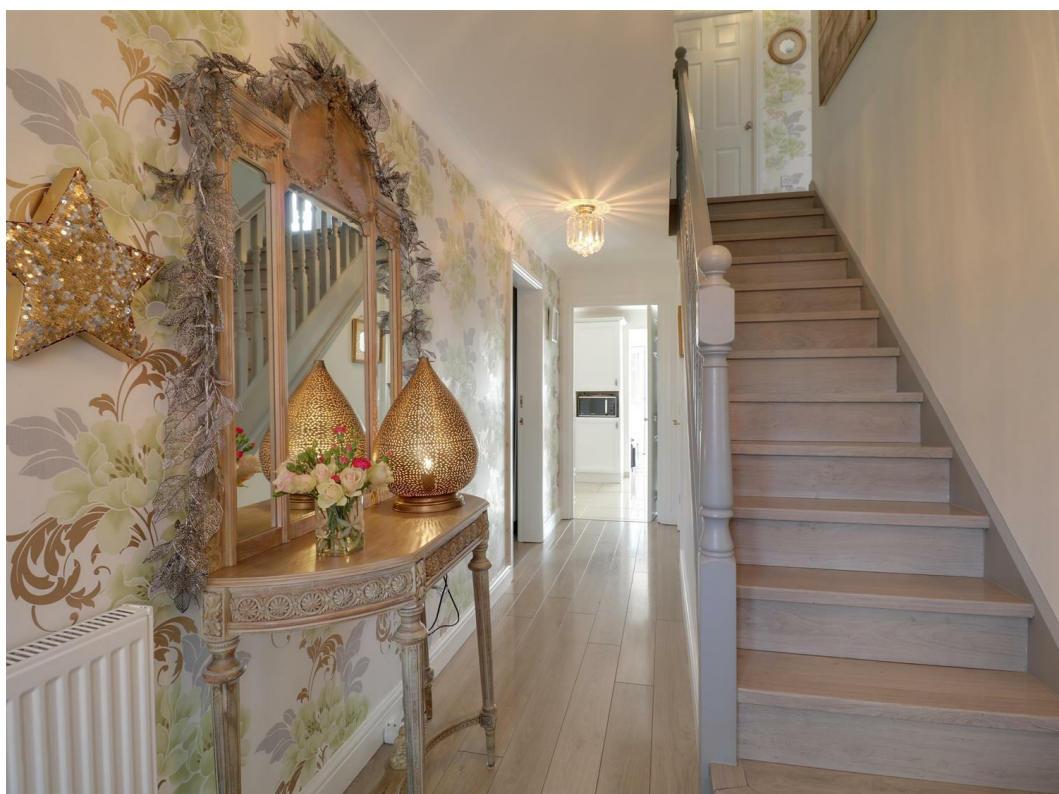
STEPHENSON BROWNE

**LOVELY REAR ASPECT & EXTENDED, FAMILY ACCOMMODATION** - Stephenson Browne are delighted to offer for sale this wonderful, extended family home, enjoying a quiet, cul-de-sac position on a highly regarded modern development within the confines of Halmer End. Internal inspection will reveal generous accommodation throughout in exceptional decorative order.

In brief, the downstairs accommodation offers a fantastic, light and spacious open plan kitchen/diner that leads in to the extended sitting room that provides a wonderful, open-plan living space overlooking the gardens and ideal for those who love to entertain. The ground floor also consists of a spacious lounge with a bay window to the front, a useful office space and downstairs cloakroom.

To the first floor there are four exceptionally good sized bedrooms with two bedrooms each having the added benefit of en-suite facilities. The first floor also has an additional family bathroom to cater for the other two bedrooms.

Externally, at the rear is a private and enclosed, recently landscaped garden space which has been designed with ease of maintenance in mind and enjoys lovely views over adjacent fields. and the front provides a driveway in-turn providing ample off road parking leading to the garage.



### Hall

Double glazed window and door to the front and radiator. Stairs to the first floor accommodation and doors leading off. Laminate flooring.

### Ground Floor Wc

Modern two piece suite, comprising WC and vanity wash hand basin. Extractor fan and laminate flooring.

### Study

8'2" x 5'2"

Double glazed window to the side elevation and radiator. Laminate flooring and telephone point.

### Lounge

16'8" x 11'2"

Double glazed bay window to the front elevation and radiator. Adam style fire surround with inset gas fire. TV point and laminate flooring.

### Open Plan Kitchen/Diner/Sitting Room

#### Kitchen/Diner

26'11" x 10'7" max

Two openings lead into the sitting room and double glazed window to the rear elevation. The dining area has underfloor heating and a tall radiator. The kitchen area has been fitted with a range of modern wall and base units, incorporating inset five ring gas hob with a concealed extractor hood over, double oven, integral dishwasher, integral fridge/freezer, plumbing for washing machine and part tiled walls. Tiled flooring.

#### Sitting Room

16'8" x 9'6"

Double glazed to the rear and double glazed sliding patio door to the side. Under floor heating and high level double glazed window to the side. Tiled floor.

#### Landing

Loft access, coved ceiling, loft access, built in airing cupboard, laminate flooring and radiator. Doors leading off.

#### Bedroom 1

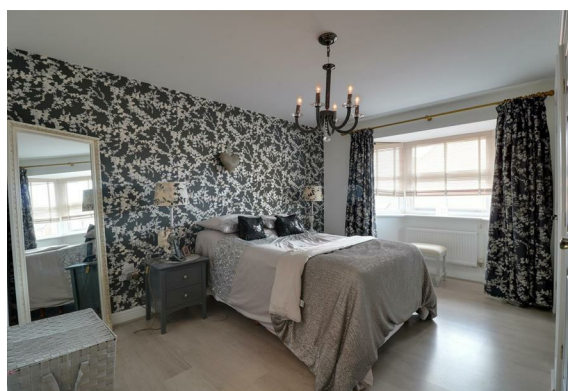
14'2" x 11'6" max

Double glazed bay window to the front and radiator. Two double built in wardrobes, laminate flooring, TV point and door to ensuite.

#### Ensuite Shower Room

7'10" x 5'4"

Double glazed window to the side and radiator. Modern suite, comprising WC, vanity unit with wash hand basin with wall mounted mirror unit having inset spot lighting and shower cubicle with shower over. Laminate flooring, extractor fan and part tiled surrounds.



### **Bedroom 2**

11'8" max x 10'9" to wardrobes  
Double glazed window to the rear and radiator. Laminate flooring and Two double built in wardrobes. Door to ensuite.

### **Ensuite Shower Room**

6'2" x 5'11"  
Double glazed window to the front elevation and radiator. Modern three piece suite, comprising WC, vanity unit with wash hand basin and shower enclosure with shower unit over. Part tiled surrounds and laminate flooring. Extractor fan.

### **Bedroom 3**

11'10" x 8'6"  
Double glazed window to the rear and radiator. Laminate flooring and built in wardrobes.

### **Bedroom 4**

9'5" to wardrobes x 7'8"  
Double glazed window to the rear elevation and radiator. Laminate flooring and built in wardrobes to one wall with sliding mirror fronted doors.

### **Bathroom**

8'3" max x 6'11"  
Double glazed window to the rear and radiator. Modern suite, comprising WC, vanity unit with wash hand basin and mirror unit with inset spot lighting and panelled bath. Laminate flooring.

### **Externally**

To the front of the property is a large tarmac driveway providing parking leading to an integral garage. Gravelled area and flower border area. Access down the side leads to an enclosed garden. The rear garden has a paved patio with steps leading down to the lower part which has been paved and has a variety of mature planting. Useful timber shed. External lighting and water supply.

### **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.

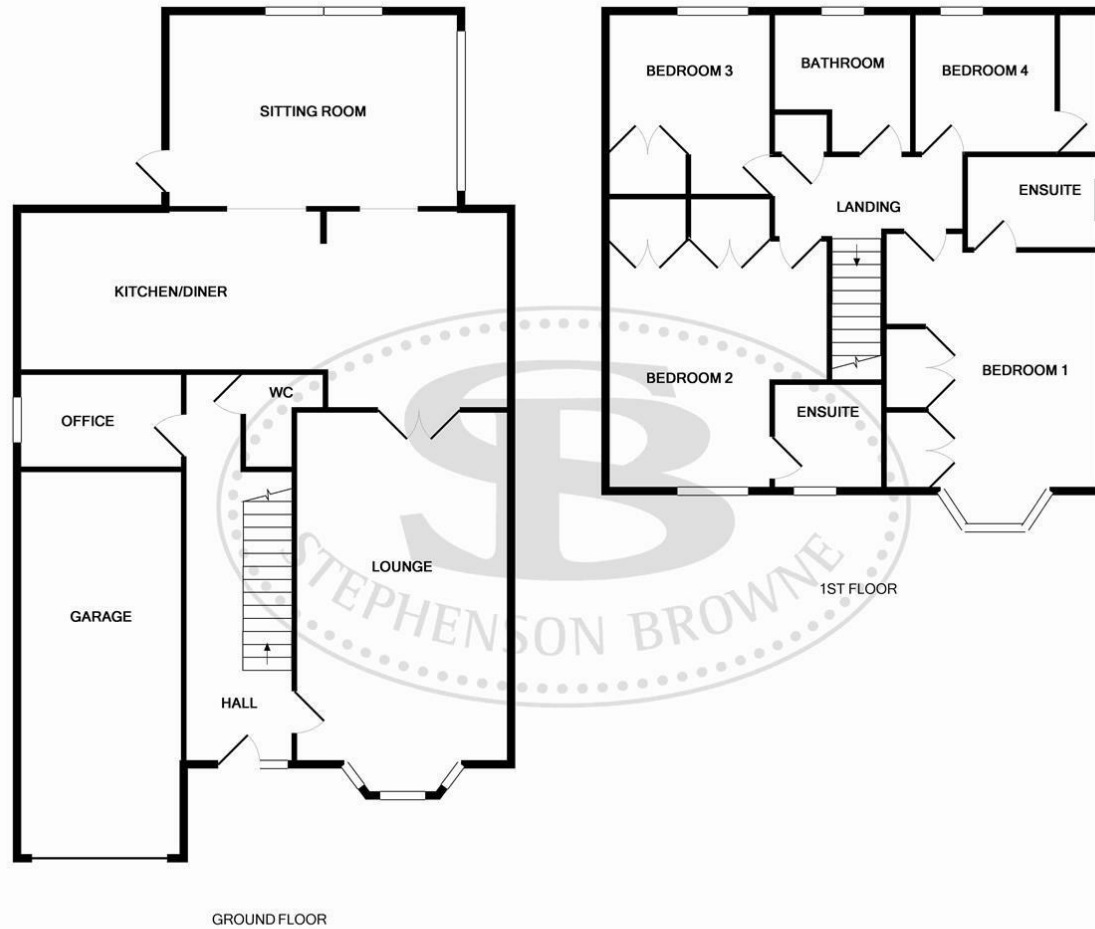
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## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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		77	86
		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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