



**9 Reginald Settle Road**

ST7 2WB

**Offers Over £290,000**



3



2



1



B



STEPHENSON BROWNE

**NO ONWARD CHAIN & OPEN ASPECT TO THE FRONT** - A superb opportunity to acquire this modern three bedroom detached family home, constructed by Prospect Homes on the increasingly popular Hall Drive Park development. The property is conveniently situated for St Gabriel's Primary, Alsager High School and a variety of amenities that Alsager Village has to offer.

Accompanying the property are a wealth of features to note, some of which include: a welcoming entrance hall leading to the ground floor cloakroom, a spacious lounge, ceramic tiled flooring to the majority of the ground floor, energy efficient double glazing & gas central heating, an open plan kitchen/diner complete with a range of stylish, high gloss units and built-in 'Zanussi' appliances as well as French doors giving access to the rear garden.

The first floor enjoys two generous double bedrooms and a well proportioned third room with en-suite facilities to the master suite and a family bathroom with white sanitary ware and rainfall shower over the bath. Upgraded oak internal doors throughout finish off the contemporary style of this wonderful home. There is also a range of luxury high-gloss bedroom furniture to all three bedrooms which are included as part of the sale.

Externally, the property benefits from easy to maintain gardens to both front and rear, a driveway providing ample off road parking and a rear garden with raised composite decking area and Indian stone patio.

Contact Stephenson Browne today to book your all-important viewing and see for yourself this wonderful home!

#### Accommodation

Having a contemporary wall light and a composite panelled entrance door, opening into:

#### Entrance Hall

With a radiator, wall mounted thermostat, ceiling light, Door into:

#### Cloakroom

With wood effect vinyl flooring, a double glazed privacy window to front elevation, radiator, pendant light, a low-level pushbutton WC with concealed cistern, a vanity hand wash basin with chrome mixer tap, decorative tiled splashback and cupboard space below.

#### Lounge

16'8" x 16'5" (5.098 x 5.013)

Having dual aspect double glazed windows to front and side elevation, contemporary ceiling light, radiator, ceramic tiled flooring throughout, ample power points, TV point, telephone point, stairs to first floor, door into:

#### Open Plan Kitchen/Diner

16'9" x 10'6" (5.110 x 3.214)

Having a continuation of the tiled flooring from the lounge area, inset spotlighting, double glazed window, radiator, a range of high gloss wall, base and drawer units with stylish natural stone effect working surfaces over incorporating a stainless steel sink/drainer unit with mixer tap and cupboard below, an integrated dishwasher, space and plumbing for an integral automatic washing machine, an integrated four ring gas hob with tiled splashback, extractor canopy over and built-in oven below, a built-in fridge and freezer, a built-in understairs storage cupboard and uPVC double glazed French doors leading to the rear garden.

#### First Floor Landing

With doors to all rooms, access to loft space via loft hatch, ceiling light, double glazed window to side elevation, a built-in storage cupboard housing a wall mounted gas boiler serving central heating and domestic hot water systems, door into:

#### Bedroom One

14'8" x 9'9" (4.480 x 2.984)

A spacious principal room with double glazed window to front elevation overlooking adjacent fields, pendant light, radiator, ample power points, TV point, a range of contemporary high gloss wardrobes (included in the sale), door into:





### En-suite

With a double glazed frosted window to side elevation, inset spotlighting, extractor point, partially tiled walls, a chrome heated towel rail, tile effect vinyl flooring, a low-level push button WC with concealed cistern, a vanity hand wash basin with mixer tap and a walk-in shower cubicle with glazed bi-folding door housing a wall mounted electric shower.

### Bedroom Two

11'8" x 9'9" (3.570 x 2.979)

Another spacious double room with a ceiling light, double glazed window overlooking the rear garden, radiator, ample power points, wooden style vinyl flooring and a range of luxury high gloss wardrobes.

### Bedroom Three

8'4" x 6'7" (2.549 x 2.032)

With wooden style vinyl flooring, double glazed window to front elevation, radiator, ceiling light and a range of built-in bedroom furniture to include overhead storage units, a range of drawers plus a dresser/desk.

### Family Bathroom

With extractor point, double glazed window to rear elevation, shaver point, inset spotlighting, a chrome heated towel rail, vinyl flooring and a white three-piece suite comprising of: a low-level pushbutton WC with concealed cistern, a wall mounted hand wash basin with mixer tap plus a panelled bath with separate rainfall shower attachment over, being tastefully tiled where visible.

### Externally

The front of the property is approached by a tarmac driveway in turn providing tandem, off-road parking for several vehicles, there is a ramp leading to the entrance door allowing for wheelchair access, a large easy to maintain gravel section and an extended paved hardstanding which can provide further off-road parking. Access to the rear can be made via a secure side gate.

The rear garden is fully enclosed and has also been designed with ease of maintenance in mind, having a large composite decking area providing ample space for garden furniture, a water point, security light, additional garden lighting at the foot of the garden, steps which lead down to an Indian stone patio area providing further seating and a large garden store with power and lighting.

### 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

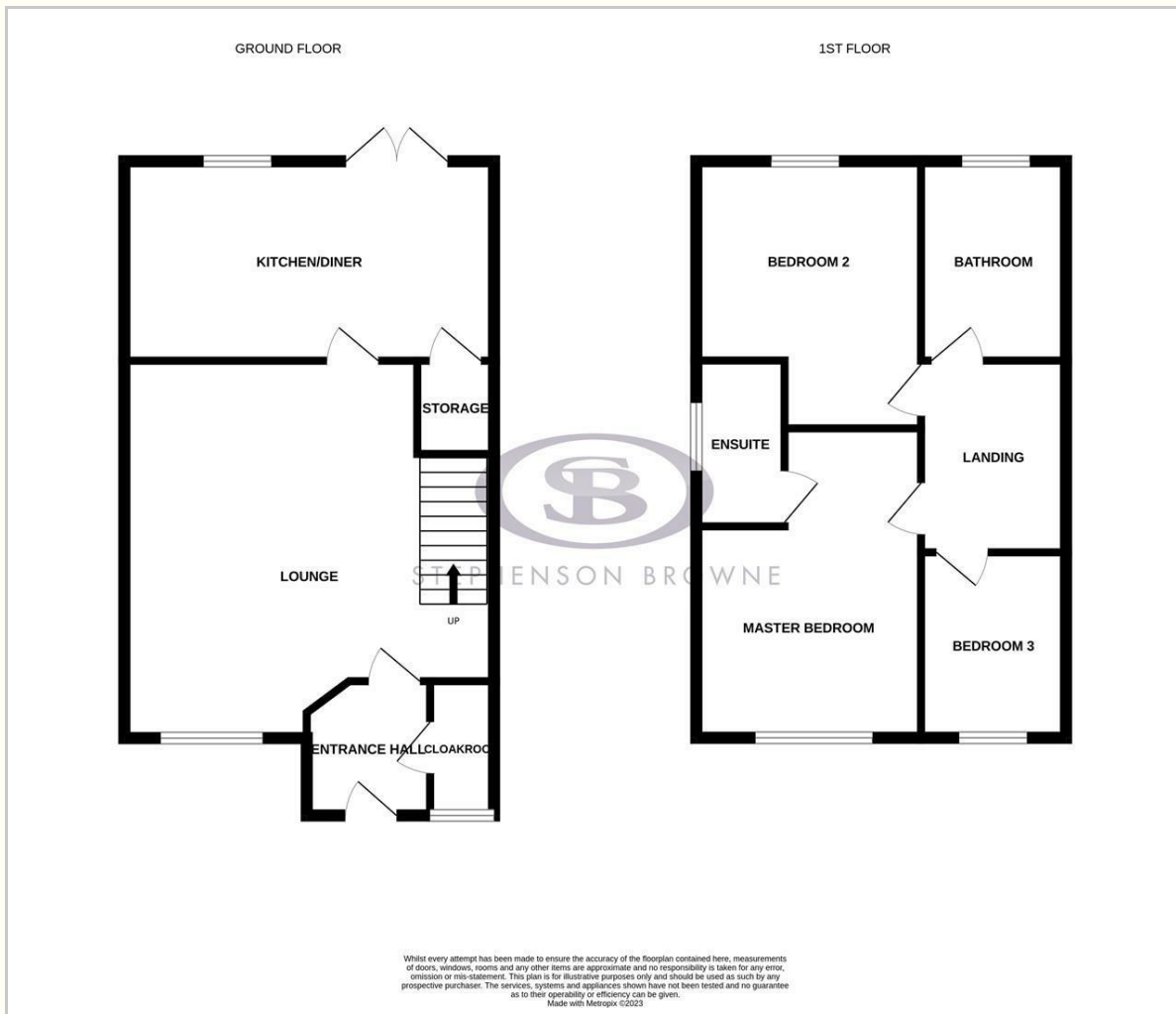
The council tax band for this property is D.

### NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



## Floor Plan



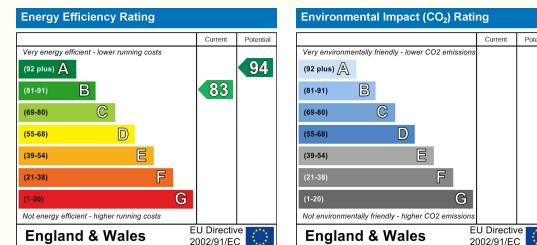
## Viewing

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

## Area Map



## Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) 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 statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW

T: 01270 883130 E: alsager@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk