



## 2 Meadow View

ST7 2WP

**Guide Price £575,000**



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STEPHENSON BROWNE

FIELD VIEWS TO THE REAR - A prime example of a highly impressive, executive, FIVE BEDROOM DETACHED family home nestled within the private and quiet cul-de-sac of Meadow View.

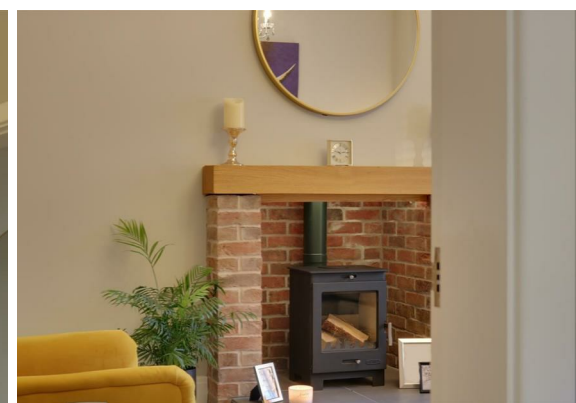
This imposing, high spec home offers a spacious internal accommodation perfect for the modern family, boasting high ceilings and underfloor heating throughout the ground floor, as well as a number of fantastic features added by the current owner, some of which include: Oak staircase with glass inserts, Franke hot water tap, fitted shutters and blinds throughout and an extended patio to the rear! In addition to this, there are fitted wardrobes and a media unit that will be included within the sale.

Upon entry, you are welcomed into a sizeable hallway space with access to the downstairs WC as well as the lounge enjoying a feature exposed brick wood burner fireplace allowing this generous room a cosy feel. Spanning along the rear of the property is a stylish kitchen / dining / family room occupying two sets of bi-folds opening to the garden, providing a lovely space for entertaining or relaxing with family.

Comprising of a range of gloss wall, base and drawer units with integral appliances such as: fridge freezer, NEFF high level double oven/microwave, NEFF 5 point induction hob with extractor above, one and a half sink with drainer, dishwasher and wine fridge. A separate utility room is located just off the kitchen, having integral access to the garage.

To the first floor, the grand landing hosts doors to all rooms including the principal bedroom, enjoying a vaulted ceiling, and two more exceptional double bedrooms all occupying their own en-suites. Bedroom Four is also a well proportioned double, and bedroom Five is a great sized single room, currently utilised as a dressing room. A family bathroom completes the internal aspect, having a three piece suite.

Uniquely, the property boasts access to the loft via an electric hatch and ladders on the landing. Having been anticipated by the ...



...developers that would be a fabulous additional room, it is equipped with roof lights and is part boarded, ready for those who wish to convert.

Externally, both the front and rear have been beautifully landscaped, with the frontage possessing a paved driveway to suit multiple cars with an electric car charging point, as well as the garage, a rarity on newer homes. The garden has a great balance of lawn and paving, ideal for garden furniture, and overlooks the lovely fields at the back.

These luxury homes do not come up for sale often. To truly appreciate everything it has to offer, including its internal size, spec, field views and the fantastic extras installed by the current owner, viewings come highly recommended. Call Stephenson Browne today to arrange yours!

### **Hallway**

Having tiled flooring, underfloor heating with thermostat control, spotlighting, stairs to the first floor with Oak banister and glass panels, ample sockets, fitted unit housing the meters that have fitted Oak doors to match the stairs, giving access to ground floor rooms including:

### **Lounge**

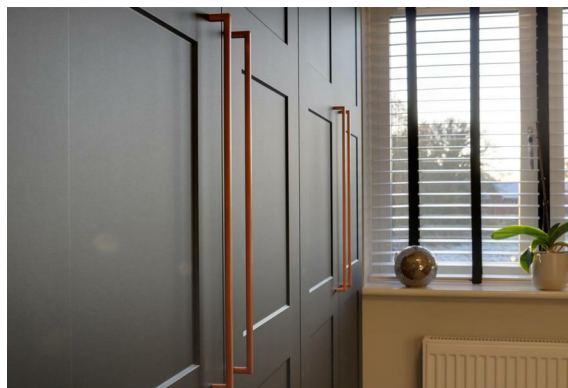
14'5" x 11'1"

Enjoying an exposed brick fireplace with wood mantle and feature wood burner, UPVC double glazed window with made to measure fitted shutters to front elevation, underfloor heating, ceiling light fitting, ample sockets, wall thermostat, fitted carpet and door to:

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

k: 10'5" x 9'6" / d: 13'1" x 7'2" / f: 10'5" x 9'6"

Comprising of a range of high gloss wall, base and drawer units with granite style working surfaces over wrapping around to allow a breakfast bar with space for stools below, glass panel splashback and integral appliances including: Franke hot and cold water tap, fridge freezer, NEFF high level double oven/microwave, NEFF 5 point induction hob with extractor above, one and a half sink with drainer, dishwasher and wine fridge. With tiled flooring, underfloor heating, wall panelling to the back wall, ample sockets throughout, TV point, spotlighting over the kitchen, two pendant light fittings, bespoke fitted media wall having storage cupboards, shelving and ambient lighting, UPVC double glazed window to rear elevation benefitting from measured fitted blinds, two double glazed bi-folding doors, with integral blinds, opening to the garden and internal door into:



### **Utility**

7'2" x 6'6"

Consisting of additional units and work surfaces matching the kitchen, one and a half sink with drainer as well as space/plumbing for a washing machine and dryer. With tiled flooring, underfloor heating, spotlighting, ceiling extractor, ample sockets and internal door opening to the garage.

### **WC**

Comprising of a push flush WC and wall mounted hand basin and tiled splashbacks, tiled flooring, underfloor heating, UPVC double glazed obscure glass window to front elevation, spotlighting, door accessing a handy, sizeable airing cupboard housing the hot water tank.

### **Landing**

A sizeable landing space offering fitted carpet, Oak balustrade with glass inserts, ample sockets, spotlighting, loft access via hatch controlled via remote, doors to first floor rooms, such as:

### **Principal Bedroom**

12'5" x 10'2"

A generous principal bedroom boasting a vaulted ceiling and dual aspect UPVC double glazed windows to rear and side elevation, having made to measure fitted shutters. Also with fitted carpet, TV point, wall thermostat, ample sockets, radiator, spotlighting, ceiling light fitting and door to:



### **En-suite**

10'2" x 5'6"

Enjoying a push flush WC, wall mounted hand basin and walk in shower with dual shower head and glass sliding door, tiled walls with integral shelving, tiled flooring, wall mounted mirror, UPVC double glazed obscure glass window to front elevation, spotlighting, two shaving points, ceiling extractor and chrome heated towel rail.

### **Bedroom Two**

11'5" x 10'2"

Having fitted carpet, radiator, UPVC double glazed window to front elevation with made to measure fitted blinds, ample sockets, ceiling light fitting and door to:



### **En-suite**

7'2" x 3'11"

With a push flush WC, wall mounted hand basin and walk in shower with glass screen, tiled walls, tiled flooring, chrome heated towel rail, spotlighting and two shaving points.

### **Bedroom Three**

10'2" x 10'2"

With a UPVC double glazed window to front elevation having made to measure fitted blinds, radiator, ceiling light fitting, fitted carpet, ample sockets and door to:



### **En-suite**

7'2" x 5'2"

With a push flush WC, wall mounted hand basin and walk-in shower with glass screen and door, tiled walls, tiled flooring, radiator, two shaving points and UPVC double glazed obscure glass window to front elevation.

### **Bedroom Four**

11'5" x 7'1"

Enjoying fitted carpet, radiator, UPVC double glazed window with made to measure fitted blinds to rear elevation overlooking the garden, ample sockets and ceiling light fitting.

### **Bedroom Five**

10'9" x 7'1"

Boasting bespoke fitted wardrobes along one wall, fitted carpet, ample sockets, ceiling light fitting, radiator and UPVC double glazed window to rear elevation having made to measure fitted blinds.

### **Family Bathroom**

9'2" x 7'2"

A stylish family bathroom having push flush WC, wall mounted hand basin and panelled bath with over the bath dual shower and glass screen. With tiled walls, complimentary tiled flooring, spotlighting, chrome heated towel rail, two shaving point, UPVC double glazed obscure glass window to rear elevation.

### **Garage**

19'0" x 10'5"

With lighting and power, electric up and over garage door, wall mounted boiler and UPVC double glazed window to rear elevation.

### **Externally**

Having an easy to maintain frontage with a paved driveway to suit approximately three/four cars, having an electric car charging point. With landscaped slate chip borders home to decorative shrubs and plants. A wooden gate to the side accesses the lovely rear garden, enjoying an extended patio to create plenty of seating or alternate garden furniture. Also home to a lawn with soil borders incorporating a range of plants, flowers, bushes and shrubs. A fence boundary surrounds the perimeter.

### **Council Tax Band**

The council tax band for this property is G.

### **NB: Tenure**

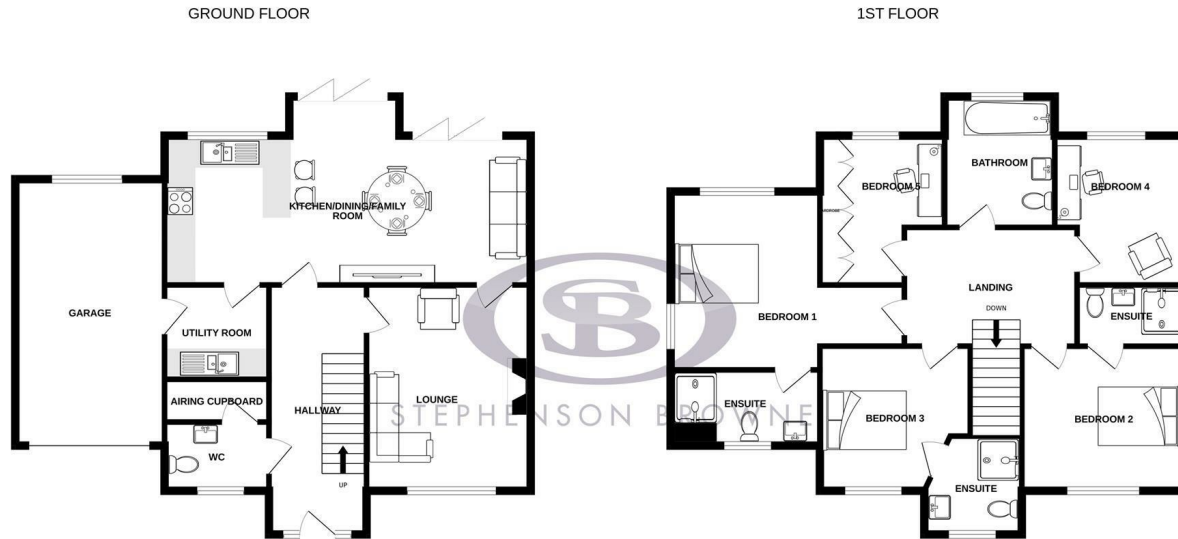
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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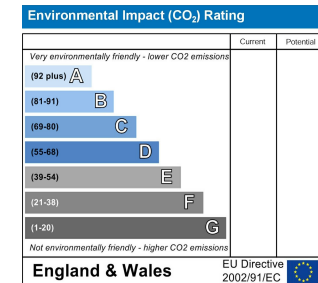
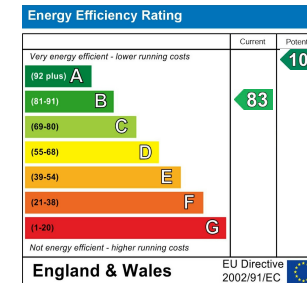


## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the 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



## 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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