



9 Lea Way

ST7 2NF

Guide Price £535,000



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STEPHENSON BROWNE

SUPERB LOCATION, PRIVATE GARDENS & HIGH SPECIFICATION - Ecclestone is one of two bespoke properties only constructed in 2017 which enjoys an enviable aspect over Alsager bowling green, neatly tucked down a private drive with extensive block paved parking space to the front, the secluded position is such a rare and wonderful location which is matched by the superior build quality and contemporary design of this luxurious home. This extremely energy efficient, versatile home is within easy walking distance to the Town Centre and offers flexible living space to suit a variety of purchasers.

Accompanying the property are a wealth of impressive features, some of which include: Double glazing & gas central heating, a stunning Entrance Hall and Landing/Study Area with a glass balustrade, oak staircase and beautiful natural stone tiled flooring, a fitted kitchen incorporating a wide range of integrated appliances and French doors which lead out to the rear garden, a separate utility room with matching Quartz work surfaces, En-suite facilities to the master bedroom, the family bathroom (ground floor) and shower room (first floor) are all fitted with white sanitary ware and to a high specification, Oak doors throughout, split level climate control, built-in storage off the landing and three/four generous bedrooms.

Externally, the property benefits from an integral garage with power, a generous block paved driveway, a log cabin to the rear which is included in the sale and established gardens to both front and rear with the rear enjoying a high degree of privacy.

This impressive home demands an early viewing to fully appreciate the true size, high specification and enviable position on offer. We are certain it will not be on the market for long, contact Stephenson Browne today to discuss in more detail & to arrange you all-important viewing!

ACCOMMODATION

With canopied entrance porch with security light and a panelled entrance door with double glazed panes either side opening into:

ENTRANCE HALL

With Oak staircase with glass balustrade to first floor, radiator, porcelain tiled floor, two built-in storage cupboards, a wall mounted thermostat, pendant light, telephone point door into:

LOUNGE

15'1" x 13'5" (4.606 x 4.099)
With two wall lights, pendant light, double glazed window to front, radiator, TV point, telephone point, a feature recess with tiled surround housing a multi-fuel burning stove.

DINING ROOM/BEDROOM TWO

12'6" x 11'492'9" (3.824 x 3503)
A versatile second reception room with pendant light, double glazed window to front elevation, ample power points, radiator, TV point.

DINING KITCHEN

14'6" x 17'4" (overall & to front of built-in stor (4.445 x 5.292 (overall & to front of built-in stor)
With porcelain tiled flooring continued from the entrance hall, inset spotlights, double glazed window to rear, a comprehensive range of stylish wall, base and drawer units, having Quartz roll top working surface oven incorporating a double inset sink with mixer tap, Quartz splashback and cupboard below, integrated dishwasher, integrated five ring gas hob with Quartz splashback and extractor canopy above, integrated double oven, radiator, uPVC double glazed french doors opening out onto the rear garden, TV point, Integrated tall fridge & freezer, door into:

UTILITY ROOM

8'2" x 5'5" (2.509 x 1.675)
With extractor, inset spotlighting, double glazed frosted window to side, porcelain tiled flooring, radiator, matching wall and base units with Quartz working surfaces over, space and plumbing for automatic washing machine, space for under counter dryer, inset sink with quartz drainer and a chrome mixer tap, a wall mounted gas boiler serving central heating and domestic hot water systems.





MASTER BEDROOM

14'9" x 12'5" (4.516 x 3.786)

With modern ceiling light, double glazed window to rear elevation, radiator, ample power points, door into:

EN-SUITE SHOWER ROOM

With Porcelain floor tiles with complementary wall tiles, inset spotlights, extractor point, double glazed frosted window to rear, ladder style heated towel rail, shaver point, a white three piece suite comprising of: A low level push button WC, vanity hand wash basin with chrome mixer tap, porcelain tiled splashback and cupboard below, a walk-in shower cubicle with glazed sliding door housing a chrome wall mounted mixer shower.

FAMILY BATHROOM

With extractor point, double glazed frosted window to rear, inset spotlights, contemporary radiation, Porcelain wall & floor tiling, a chrome heated towel rail and a white four piece suite comprising of: A low level push button WC, a wall mounted hand wash basin with chrome mixer tap, a panelled bath with mixer tap and tiled splashback, a walk-in corner shower cubicle with glazed opening doors housing a chrome mixer shower.

FIRST FLOOR LANDING

With doors to all rooms, skylight, inset spotlights, access to loft area via loft hatch, radiator, a cascading raindrop feature chandelier, a wall mounted thermostat, a number of storage cupboard with double doors, door into:

BEDROOM THREE

15'6" x 15'3" (4.726 x 4.658)

With inset spotlights, double glazed window to side elevation, two skylights, TV point, ample power points, radiator and eaves storage.

BEDROOM FOUR

18'1" (into window recess) x 12'3" (5.535 (into window recess) x 3.737)

With dual aspect double glazed windows to side and front elevation, skylight, inset spotlights, TV point, ample power points, radiator.

SHOWER ROOM

With double glazed frosted window to front elevation, inset spotlights, shaver point, porcelain tiled flooring and complementary half wall tiling, a chrome ladder style heated towel rail, a built-in storage cupboard housing a hot water cylinder, extractor point and a white three piece suite comprising of: A low level push button WC, hand wash basin with chrome mixer tap and splashback, a walk-in shower cubicle with glazed opening doors housing a wall mounted chrome mixer shower being fully tiled where visible.

GARAGE

18'3" x 8'2" (5.567 x 2.495)

With remote controlled single up and over door, double glazed window to side, power & lighting.

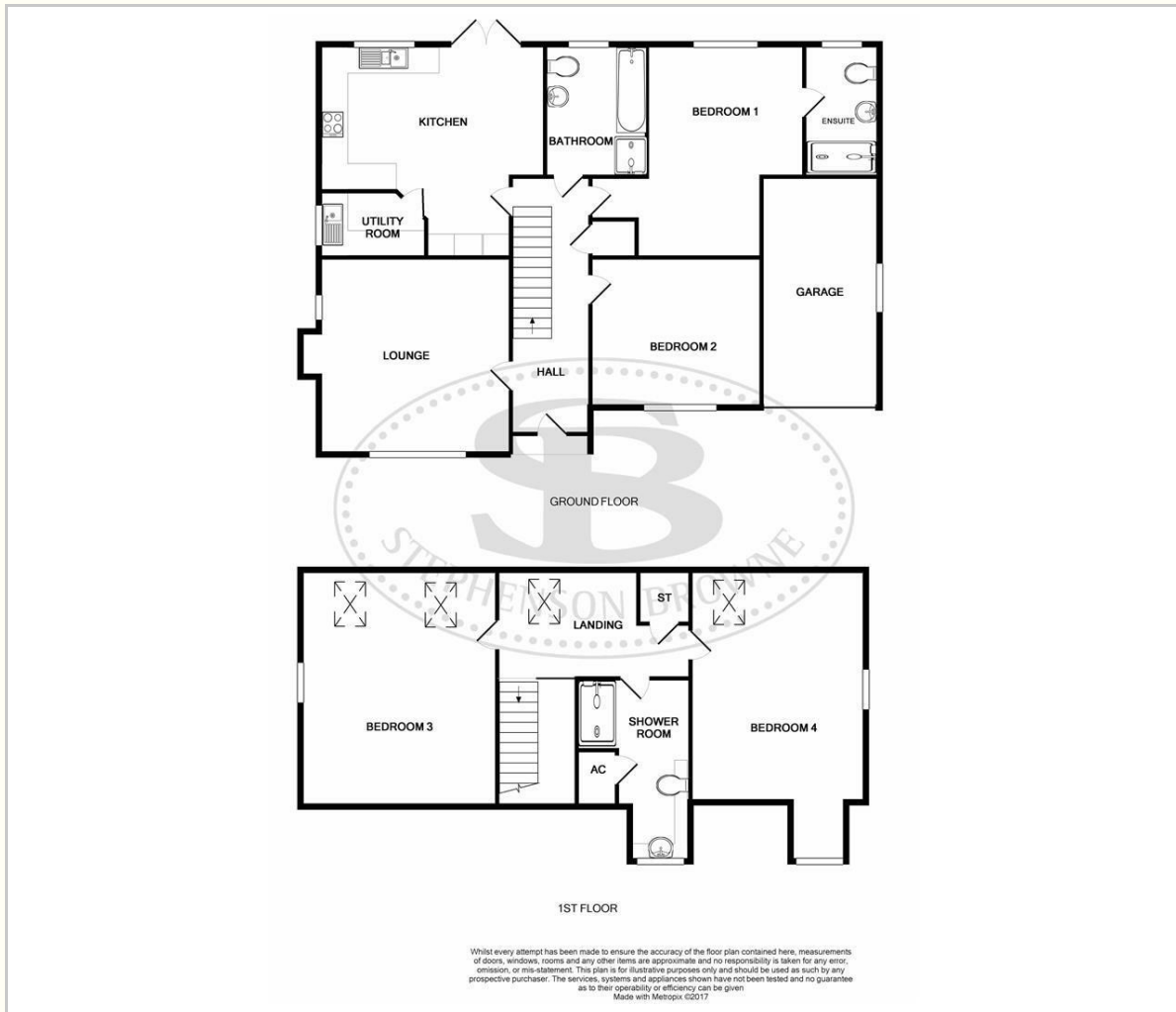
EXTERNALLY

The property is situated down a quiet private drive, approached via a block paved driveway in turn providing off road parking for a number of vehicles with a mature garden to the front overlooking the bowling green.

The rear garden has paved patio area providing ample space for garden furniture, two wall lights, external power points, water point, laid to lawn sections with well stocked borders housing a number of established shrubs and plants, fence boundaries to all three sides, access to the front can be made via a secure side gate, a 44mm log cabin with power, double glazing and lighting.



Floor Plan



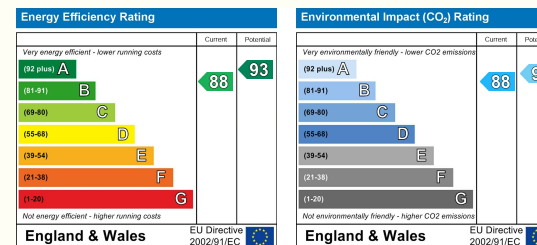
Viewing

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



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