



21 Cranfield Drive

ST7 2LQ

Offers In The Region Of £347,500



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STEPHENSON BROWNE

An EXTENDED four bedroom detached family home close to several schools, offering well-proportioned accommodation throughout!

A sizeable family home which benefits from a 'tucked away' position and backing onto school playing fields, this four bedroom detached property is an ideal home for families and especially those who love to entertain!

An entrance hallway leads to a downstairs W/C and well-proportioned lounge, with an open kitchen/diner which also features a breakfast bar and french doors leading to the rear garden. The rear section of the integral garage has also been converted into a modern and very useful utility room, which completes the ground floor. Upstairs, there are four bedrooms and a family bathroom which features a four-piece suite comprising W/C, pedestal wash basin, bath and a separate shower cubicle.

Off road parking is provided via a tarmacadam driveway, whilst the fully enclosed rear garden features lawned and patio areas and offers an excellent degree of privacy, ideal for families with children and/or pets.

Situated on Cranfield Drive, just off Cranberry Lane, the property is ideally placed for several schools including Cranberry Academy and Alsager School, whilst commuting links such as the M6, A500 and A34 are also within easy reach. The wealth of amenities within Alsager itself are within close proximity, including the facilities at Alsager Leisure Hub.

A fantastic family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing!



Entrance Hall

Composite front door, fitted carpet, ceiling light point, radiator.

Downstairs W/C

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, W/C, pedestal wash basin.

Lounge

13'2" x 12'1"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, opening into;

Dining Area

11'5" x 8'7"

Fitted carpet, UPVC double glazed french doors leading to the rear garden, ceiling light point, radiator.

Kitchen

11'7" x 11'4"

Vinyl laminate effect flooring, UPVC double glazed window, downlights, one and a half bowl sink with drainer, space for Range-style cooker, integrated dishwasher, wall and base units, breakfast bar from dining area.

Rear Hall

Vinyl laminate effect flooring, UPVC double glazed rear door, internal door accessing;



Utility Room

12'0" x 9'1"

Maximum measurements - vinyl laminate effect flooring, two UPVC double glazed windows, downlights, sink with drainer, Worcester gas central heating boiler, space and plumbing for appliances, wall and base units providing storage, integral access into the garage/storage area.

Landing

Fitted carpet, UPVC double glazed window, ceiling light point, airing cupboard.

Bedroom One

11'11" x 11'9"

Wooden flooring, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.



Bedroom Two

11'9" x 9'7"

Minimum measurements - UPVC double glazed window, ceiling light point, radiator.



Bedroom Three

9'8" x 8'7"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.



Bedroom Four

8'8" x 8'8"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom

11'6" x 5'6"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, chrome towel radiator, part tiled walls, W/C, pedestal wash basin, bath, separate shower cubicle.

Outside

To the front of the property is a tarmac driveway with mature border shrubs to the front, whilst the fully enclosed rear garden features lawn and patio areas with mature border shrubs, offering an excellent degree of privacy and backing onto school playing fields.

Council Tax Band

The council tax band for this property is D.

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.

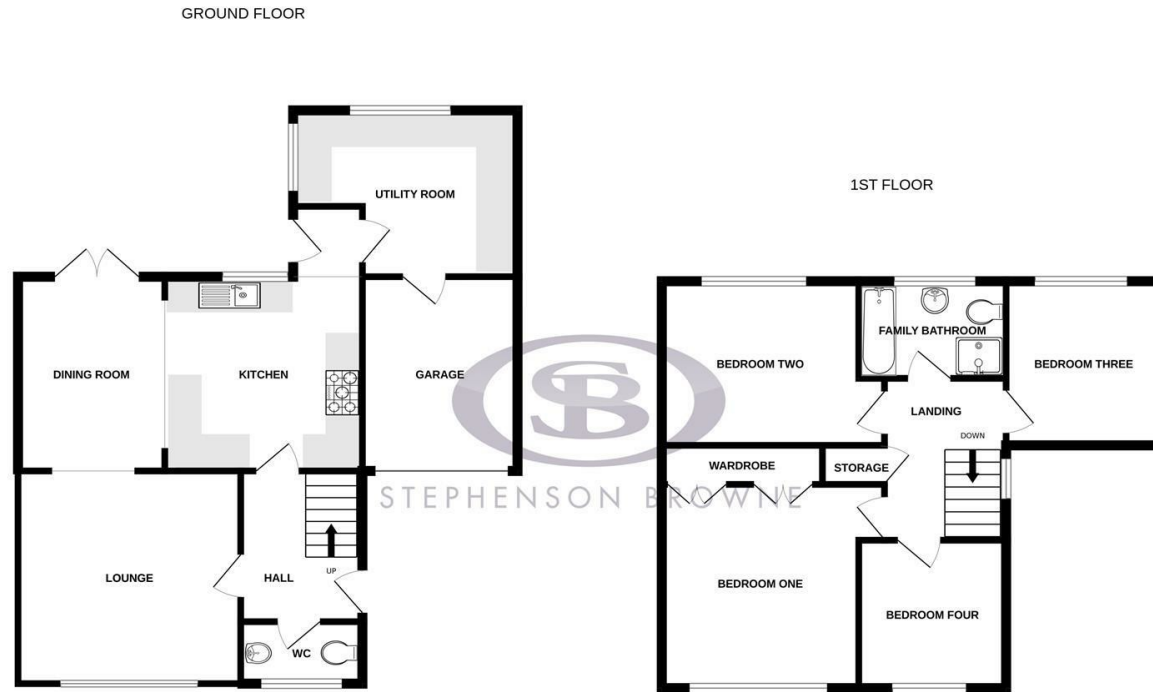
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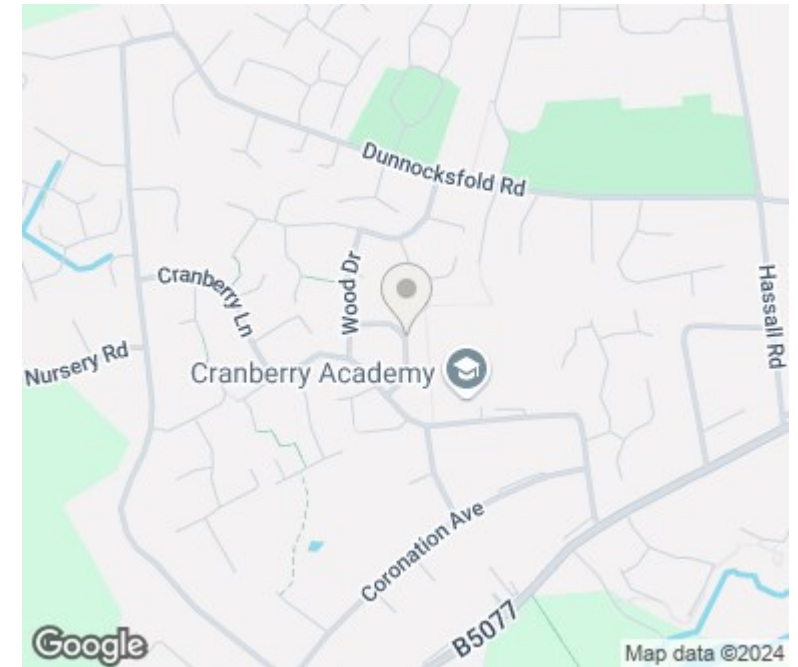


Floor Plan



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



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	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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