



## The Orchard, 37 Dunnocksfold

ST7 2TL

**£900,000**



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STEPHENSON BROWNE

'The Orchard' is an imposing Victorian, four double bedroom detached home tucked away on one of Alsager's most desirable roads. Dating back to the 1800s, this highly impressive period property boasts a fantastic internal floorplan and is positioned on substantial grounds with mature gardens encompassing the property.

As you step into this beautiful home, you will immediately be greeted by the warm and inviting ambiance of the dining hall, with feature log burning fire and access to remaining ground floor rooms, such as two principal reception rooms. The large windows throughout the house provide breath-taking views of the surrounding gardens and allow for an abundance of natural light filling the space, which is especially evident in the lounge with it's dual aspect windows, one of which is a decorative arch where the original door used to be. As well as this, the room is home to an attractive feature fireplace with cast iron surround, intricate tiling and wooden mantle. Adjacent to here is a separate sitting room, or 'family room'.

The kitchen diner enjoys a range of units, including island, hosts plenty of space for a dining table, pantry, door to surprisingly large utility room and double doors out onto the garden. Completing the ground floor is the brilliant addition of an extra laundry room that provides entry to the WC.

The first floor landing boasts another striking arched window to front elevation, along with four exceptional double bedrooms. The principal enjoying extensive fitted wardrobes, bedroom two being the ideal guest suite, being open plan to an additional space that would make an ideal nursery/children's room (or a fantastic principal with dressing room!). Bedroom three provides it's own en-suite and bedroom four, currently utilised as an office, is still a good sized double, with a superb handy storage cupboard. You will also find a stunning family bathroom and separate shower room.



**Summary Continued...**

The external aspect of this property is unmatched in comparison to others. Step outside to discover the meticulously maintained, landscaped gardens, where you can relax and unwind in a tranquil setting. Whether you're enjoying a morning coffee or hosting a barbecue with friends and family, this outdoor space is perfect for all your outdoor activities. The property is approached via a sweeping drive, expanding to provide an invaluable amount of off-road parking for multiple cars, along with the detached double garage that hosts an adjoining workshop.

**Dining Hall**

16'7" x 15'1"

A striking entrance where the current owners have utilised the space for a dining area, having a feature log burning fire with brick surround and wooden mantle, two glazed windows to side elevation, coving to the ceiling, ceiling pendant light fitting, three wall lights, three radiators, ample sockets, door to storage cupboard ideal for coats and shoes, stairs to the first floor and doors to ground floor rooms, including:

**Lounge**

18'10" x 16'5"

A beautiful reception room with gas feature fireplace having cast iron surround and decorative tiling, and wooden mantle. Also with two large glazed windows to front elevation, with one being arched as it was where the original door used to be, glazed window to side elevation, three ceiling pendant light fittings, fitted carpet, ample sockets and two radiators. It is also worth noting that via this room there is access to a cellar space which could be used as storage (currently concealed under the carpet).

**Sitting / Family Room**

16'4" x 12'2"

Enjoying dual aspect glazed windows to front and side elevation, gas feature fireplace with marble surround, fitted carpet, coving to the ceiling, ceiling pendant light fitting, wall light, ample sockets, radiator and built-in cabinet with glass inserts sat within chimney recess.

**Kitchen Diner**

22'0" x 14'6"

A superb space offering a range of shaker-style wall, base and drawer units with under counter lighting, granite effect working surfaces over, including kitchen island providing more storage, and integral appliances including Farmhouse style sink and Range cooker. There is also a handy built in storage cupboard with doors matching the kitchen units, as well as a separate pantry. With spotlighting throughout, tiled flooring, two radiators, ample sockets, four glazed windows to front, and side elevations, double doors with glazed inserts opening to the rear garden and internal door accessing:

**Utility Room**

10'7" x 8'2"

A brilliant extra to this home, with more base units having working surfaces over, stainless steel one and a half sink with drainer as well as space for a fridge, freezer and dryer. With glazed window to rear elevation, ceiling light fitting, tiled flooring and radiator.

**Laundry Room**

7'8" x 4'8"

With additional gloss base units with working surfaces over, stainless steel sink and space/plumbing for a washing machine. Having a glazed window to the side elevation, ceiling light fitting, ample sockets, tiled flooring and door to:

**WC**

With a push flush WC, tiled flooring, dual aspect glazed windows to rear and side elevation and ceiling light fitting.

**Landing**

Boasting an arched glazed window to front elevation, two ceiling pendant light fittings, two radiators, fitted carpet, two glazed windows to side elevation, inbuilt storage/airing cupboard (one housing the tank), doors to:

**Principal Bedroom**

13'8" x 11'3"

Having a range of fitted wardrobes and drawers, as well as dressing table, glazed window to front elevation, ceiling light fitting, radiator, ample sockets and fitted carpet.



**Bedroom Two**

13'6" x 10'4"  
A bright and airy second double bedroom offering dual aspect glazed windows to front and side elevations, fitted wardrobes, fitted carpet, radiator, ample sockets, ceiling light fitting and opening to:

**Dressing Room/Nursery**

10'6" x 8'0"  
A unique addition which could be utilised for a dressing room, nursery or even fifth bedroom! With fitted carpet, radiator, ceiling light fitting and glazed window to rear elevation.

**Bathroom**

10'10" x 7'0"  
Boasting a four piece suite consisting of push flush WC, hand basin incorporated within fitted storage unit, bath with tiled panel and shower with glass screen/door. With tiled flooring, partly tiled walls creating splashbacks, glazed window to rear elevation, spotlighting and chrome vertical wall radiator.

**Bedroom Three**

12'4" x 9'10"  
Another double bedroom with a glazed window to front elevation, fitted carpet, ceiling light fitting, ample sockets, radiator and door to:

**En-suite**

With a push flush WC and hand basin incorporated within inbuilt storage unit, glazed window to rear elevation, fitted carpet, tiled splashbacks and ceiling light fitting.

**Bedroom Four**

11'6" x 10'6"  
Currently utilised as an office, with large inbuilt storage cupboard, fitted carpet, loft access via hatch, glazed window to side elevation, radiator, ceiling light fitting and ample sockets.

**Shower Room**

With a push flush WC and hand basin incorporated within inbuilt storage unit with mirror. Also having a shower cubical, with tiled surround and glass door, tiled flooring, partly tiled walls, glazed window to side elevation, ceiling light fitting and chrome heated towel rail.

**Double Garage**

With up and over garage doors, electrics and lighting and having an adjoining workshop with glazed window and separate access door.

**Location**

On Dunnocksfold Road, you are just a short distance from Alsager town centre and it's many amenities, as well as local schooling such as Cranberry Academy, Alsager High School and Pikemere County Primary School. The property itself is only a stones throw away from the Alsager Sports Hub, with views onto the green from Bedroom Four.

**Council Tax Band**

The council tax band for this property is G

**NB: Tenure**

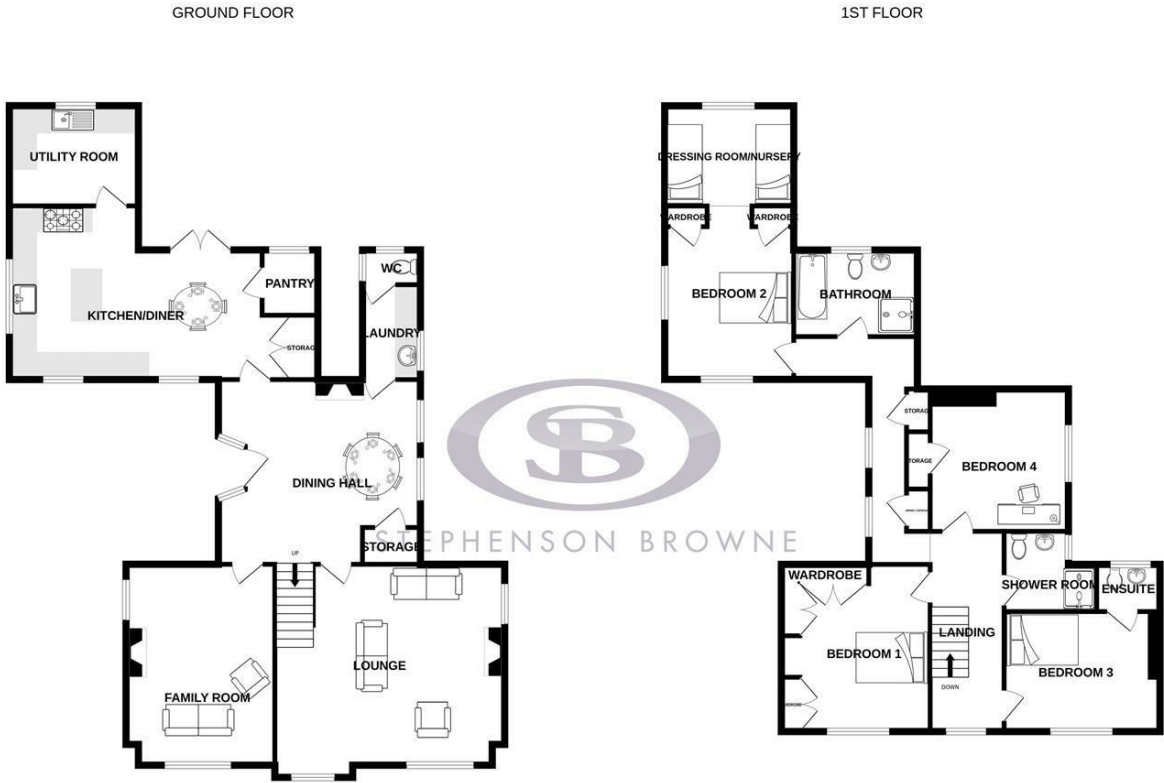
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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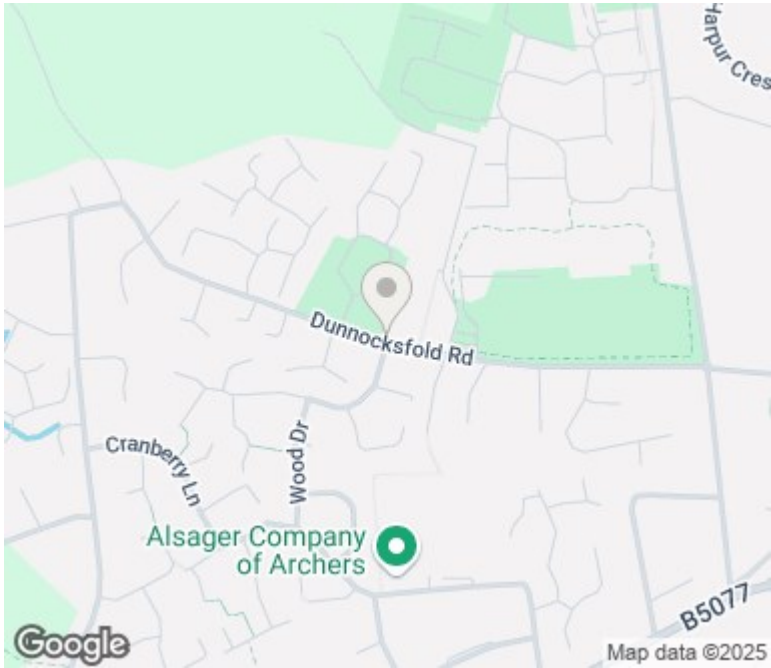


Floor Plan



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



| 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 |           |

| 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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