



Seven Arches Chapel Lane

ST7 4JL

Guide Price £375,000



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STEPHENSON BROWNE

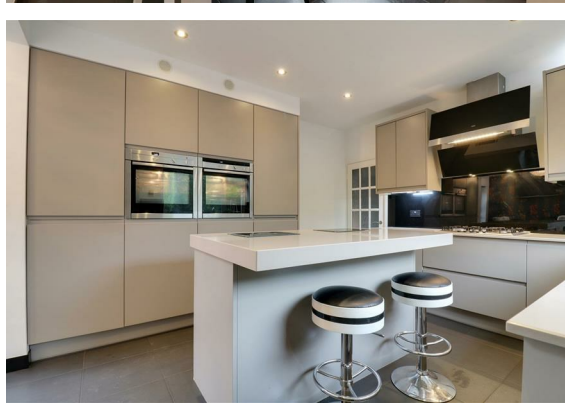
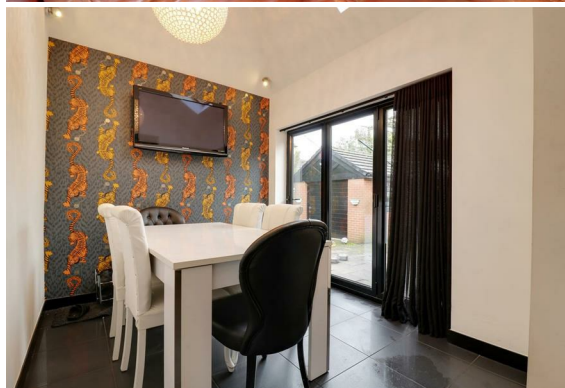
LARGE PLOT - Stephenson Browne are delighted to bring to market this fabulous THREE BEDROOM DETACHED DORMED BUNGALOW, located on a private road off Chapel Lane, Harriseahead with the added enjoyment of fields at the rear. Not only does the property boast a fantastic external plot, with plenty of off-road parking, internally offers spacious flexible layout giving you the bonus of being able to live to suit your preferred lifestyle.

In brief, you are welcomed into the beautiful, high quality kitchen having kitchen island with room for stools below, soft close units and a range of integrated appliances including NEFF high level double oven, NEFF high level microwave, five-point gas hob and wine fridge! The room is open plan to create a dining area, providing you with a great family/entertaining space. On from here is a handy separate utility with space/plumbing for a washing machine and dryer, as well as a downstairs WC.

The remaining ground floor rooms are accessed via the inner hallway, which includes the extremely generous lounge with feature electric fireplace, French doors opening to the garden and plenty of space for a dining table if desired. You will also find two good size double bedrooms, both with extensive fitted wardrobes. The first floor is home to a third double bedroom, also hosting fitted wardrobes, doors to eaves storage and a unique alcove space the current owners have utilised as for office use.

Externally, the property is just as impressive showcasing a plot unlike most other homes. The driveway wraps around the front and side, giving you off road parking for approximately 5 cars, as well as having a detached garage. At the rear is a private rear garden with laid to lawn, raised decking ideal for a seating area and an incredible summer house - a fantastic addition that can be utilised as you wish. Currently having a bar inside, it is another example of how perfect this home is for entertaining.

Call Stephenson Browne today to book your viewing!!



Planning Permission

The property also benefits from planning permission granted (ref: 20/00987/FUL) for a single story extension to the side, creating even further space to the first floor, plus 'the removal of the existing roof and new roof raised to form additional floor level.'

Kitchen Diner

A stunning kitchen comprising of a range of wall, base and drawer units with soft closing doors including a kitchen island, having breakfast bar to fit two bar stools below. Enjoying integrated appliances including five point gas hob with extractor over, NEFF high level double oven, NEFF microwave, wine fridge and double sink with drainer. With a UPVC double glazed window to front elevation, inset spotlighting, vertical wall radiator, ample sockets, tiled floors and open plan into the dining area... Having a continuation of tiled flooring from the kitchen, single pendant light fitting, two spotlights, double glazed Velux window, UPVC double glazed patio bi-fold doors opening to the rear garden, ample sockets and door opening to...

Utility

With matching units to the kitchen enjoying an extra sink with drainer, space and plumbing for a washing machine and space for a dryer, wall extractor, UPVC double glazed window to the front elevation, ample sockets, radiator, tiled flooring and door giving entry to...

WC

Consisting of a low level WC, hand basin with mixer tap, UPVC double glazed frosted window to side elevation, tiled flooring and ceiling light fitting.

Hallway

A welcoming inner hallway with fitted carpet, radiator, ample sockets, wall mounted light fittings, ample sockets, stairs to the first floor, UPVC double glazed arched window to rear elevation, stairs to the first floor and doors to all main ground floor rooms, including...



Lounge

23'1" x 12'11"

A most generous lounge space that could easily cater for a dining table if desired, with bamboo flooring throughout, UPVC double glazed windows to the side and rear elevation, UPVC double glazed French doors opening to the rear garden, inset spotlighting, floor lights, ample sockets, radiator, TV point and electric feature fireplace within chimney breast.



Bedroom One

14'5" x 12'11"

A brilliant sized principle bedroom enjoying extensive high gloss fitted wardrobes with sliding doors, original wood block flooring, UPVC double glazed bay window to the front rear elevation, UPVC double glazed window to the side elevation, ample sockets, pendant ceiling light fitting and radiator.



Bedroom Two

12'4" x 12'1"

Another double bedroom with dual aspect UPVC double glazed windows to front and side elevations, fitted wardrobes having sliding doors, ample sockets, ceiling light fitting, two radiators and fitted carpet.

Bathroom

A beautiful modern bathroom with low level push flush WC, hand basin with fitted within storage vanity unit, P-shaped bath with over the bath shower and curved glass shower screen. Having contemporary tiled walls and complimentary tiled flooring, a UPVC double glazed frosted window to the front elevation, chrome heated towel rail, radiator and inset spotlighting.



Bedroom Three

18'4" x 16'3"

A good size third double bedroom having high gloss fitted wardrobes, two eaves storage cupboards, UPVC double glazed window to the rear elevation, fitted carpet, flush ceiling light fitting, ample sockets, wall mounted light fitting and handy alcove where the current owners have utilised as office space.

Outside Bar / Office

15'2" x 10'2"

A fantastic addition with wood effect flooring and walls, ample sockets, spotlighting, TV point, UPVC double glazed frosted windows to side and rear elevations and fitted bar with wood surfaces over and room for approximately two bar stools. This could easily be utilised as a separate office space if desired.

Externally

On approach to the property, you will find an extensive concrete driveway, suitable for approximately 5 cars, running along the front of the property and wrapping around the side, sloping down to the detached garage. There are brick wall boundaries with fence panel inserts, and steps down to the front door of the property.

To the rear, you will find a private rear garden with hedgerow boundaries, having multiple different well thought out sectors including a patio (accessed via the dining area bi-fold doors) with pergola over, as well as a raised patio area accessed via the lounge area. There are steps down to the main garden with a laid to lawn, multiple rockery/planters with decorative shrubs, bushes and trees as well as a raised decking area ideal for seating or alternate outdoor furniture.

Garage

Brick built with up and over garage door, two windows to the side elevation as well as door to the side elevation.

Council Tax Band

The council tax band for this property is C

NB: Tenure

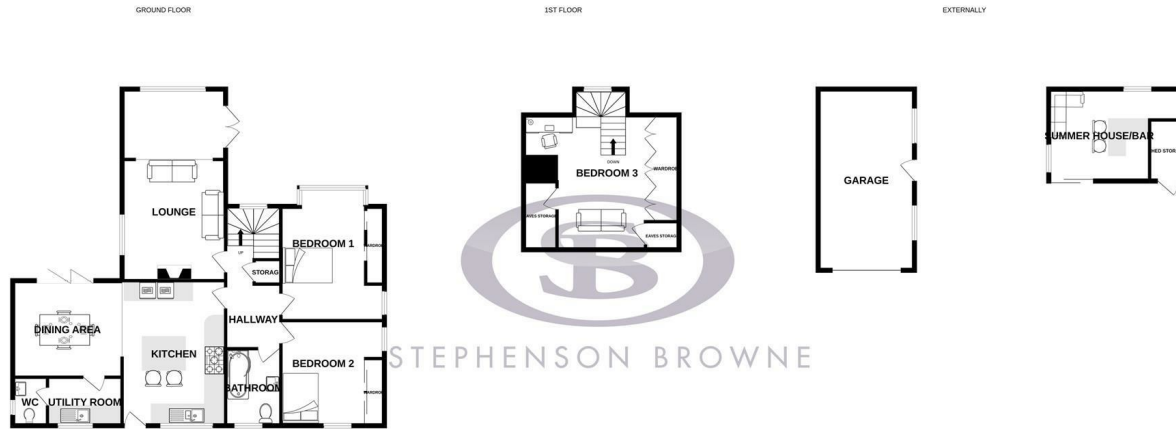
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		62	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk