



**The Laurels, 36b Pikemere Road**

ST7 2SF

**Guide Price £750,000**



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STEPHENSON BROWNE

Welcome to The Laurels, Pikemere Road - a remarkably bespoke five bedroom detached property that offers the perfect blend of space, comfort, and luxury. This incredible family home sits on a fantastic plot located just off one of Alsager's most desired residential areas, meaning it is extremely private with surrounding greenery.

You will find a number of impressive, high-spec features worthy of attention, some of which include an Oak front door, SieMatic SC66 Kitchen with Silestone quartz worktops and Siemens appliances, as well as stunning bathrooms with Roca sanitary ware and Johnsons marble and stone tiling.

Upon entry is the spacious hallway giving access to the generous lounge and the exemplary kitchen/diner/family room, enjoying bi-fold doors opening to the garden making it the real 'heart of the home'. In addition, you will find a separate utility as well as two more reception rooms, currently utilised as offices but giving you that versatile floorplan with ample space for entertaining guests, or simply relaxing with family.

The first floor is home to four double bedrooms, two of which possess fitted wardrobes and en-suites, a fifth well sized single room and a beautiful family bathroom with four piece suite.

Externally, the property hosts a brick paved driveway to suit multiple cars, along with a double garage. The South facing rear garden is unmatched, maintaining a lawn that wraps around the property, as well as paving, ideal for seating or garden furniture. The property is surrounded by high level shrubs, giving you privacy, whilst cleverly not impacting the natural lighting the internal aspect of the home enjoys!

The Laurels is the epitome of luxury both inside and out. Set within a location offering the perfect combination of quietness and convenience for you and your loved ones, it is not one to be missed. Early viewings come highly recommended to appreciate this wonderful home - call Stephenson Browne today to arrange yours!



### **Hallway**

With an Oak entrance door with decorative glass insert, fitted carpet, ample sockets, radiator, three ceiling light fittings, coving to the ceiling, stairs to the first floor with Oak balustrade and door to handy under stairs storage cupboard. Also having access to ground floor rooms, including:

### **Lounge**

16'4" x 13'1"

A sizeable lounge accessed via double doors, enjoying a feature gas fireplace having stone style surround, fitted carpet, large UPVC double glazed window to front elevation, coving to the ceiling, two ceiling light fittings, radiator, ample sockets, TV point and multimedia plate.

### **Study**

12'9" x 9'1"

With fitted carpet, ample sockets, radiator, ceiling light fitting, coving to the ceiling and UPVC double glazed window to front elevation.

### **WC**

Having Roca push flush WC and pedestal hand basin, Johnsons marble and stone tiling to the walls and floor, chrome heated towel rail and ceiling light fitting.

### **Open Plan Kitchen Diner / Family Room**

Comprising of a range of SieMatic SC66 wall, base and drawer units with Silestone quartz working surfaces over and under counter lighting, having a range of integral appliances including: stainless steel one and a half sink, Siemens oven, ceramic hob with stainless steel extractor above, combination oven/microwave and dishwasher. Enjoying plenty of space for a family dining table and seating area, Johnsons marble and stone tiling throughout, ample sockets, radiator, coving to the ceiling, two ceiling light fittings, inset spotlighting, UPVC double glazed window to rear and side elevations, bi-fold doors opening to the garden, door to the office and door to:

### **Utility Room**

Boasting additional base units with working surfaces over matching the kitchen, space / plumbing for a separate washing machine and dryer, as well as a stainless steel sink with drainer. Tiled flooring, ceiling light fitting, radiator, ample sockets, wall mounted Worcester boiler, UPVC double glazed window to rear elevation and door with glazed insert opening to the garden.



### **Office**

13'3" x 11'6"

Currently utilised as an office but would make an ideal playroom for keeping an eye on children whilst cooking! Entry via double doors from the kitchen/diner/family room, with UPVC double glazed window to rear elevation, two ceiling light fittings, coving to the ceiling, fitted carpet, ample sockets and radiator.

### **Landing**

A spacious landing with wooden balustrade, fitted carpet, ample sockets, UPVC double glazed window to front elevation, three ceiling light fittings, coving to the ceiling, radiator, loft access via hatch, door to airing cupboard as well as doors to first floor rooms, such as:

### **Principal Bedroom**

14'4" x 14'0"

A generous principal bedroom offering inbuilt wardrobes, large UPVC double glazed window to front elevation, two ceiling light fittings, coving to the ceiling, ample sockets, multimedia plate, radiator, fitted carpet and door accessing:

### **En-suite**

Enjoying a four piece suite of Roca sanitary ware with push flush WC, hand basin, wet room style rainfall shower with glass screen and bath with mixer tap and shower attachment. With Johnsons marble and stone tiling to the walls and floor, inset spotlighting, ceiling extractor, chrome heated towel rail and UPVC double glazed obscure glass window to side elevation.

### **Bedroom Two**

14'0" x 12'11"

Boasting fitted wardrobes, UPVC double glazed window overlooking lovely views to the garden, radiator, ceiling light fitting, coving to the ceiling, inset spotlighting, multimedia plate, ample sockets and door to:

### **En-suite**

With Roca sanitary ware comprising of hand basin and push flush WC. Also having wet room style shower with rainfall shower head and glass screen, Johnsons marble and stone tiles to the walls and floor, spotlighting and chrome heated towel rail.

### **Bedroom Three**

11'8" x 9'6"

Another good sized double bedroom with UPVC double glazed window to rear, ceiling light fitting, coving to the ceiling, fitted carpet, multimedia plate, ample sockets and radiator.



#### **Bedroom Four**

13'3" x 8'9"

Having coving to the ceiling, ceiling light fitting, fitted carpet, radiator, ample sockets, multimedia plate and UPVC double glazed window to front elevation.

#### **Bedroom Five**

10'5" x 8'2"

Having fitted carpet, ample sockets, radiator, multimedia plate, coving to the ceiling, ceiling light fitting and UPVC double glazed window to rear elevation.

#### **Family Bathroom**

Comprising of Roca sanitary ware: push flush WC, hand basin, bath with shower head attachment and wet room style double shower with rainfall shower head and glass screen. With Johnsons marble and stone tiled flooring and walls, chrome heated towel rail, inset spotlighting, ceiling extractor and UPVC double glazed obscure glass window to side elevation.

#### **Externally**

The property is accessed via the brick paved driveway to 'Thirty Six' that is shared with three properties. Follow the driveway around to find 36B, with a continuation of brick paving creating invaluable off road parking for multiple cars. The property is surrounded by high level greenery to give the upmost privacy, and the home's frontage enjoys soiled borders incorporating a range of decorative shrubs, plants and flowers. You will find a wooden side gate accessing the rear.

The main garden faces South, offering a wrap around lawn and patio ideal for seating or alternative garden furniture. Like the front, you will find high level greenery meaning you are not overlooked, whilst still managing to not impact the amount of light the internal aspect of the property enjoys. At the rear, you will also find separate access into the double garage via a glazed door.

#### **Council Tax Band**

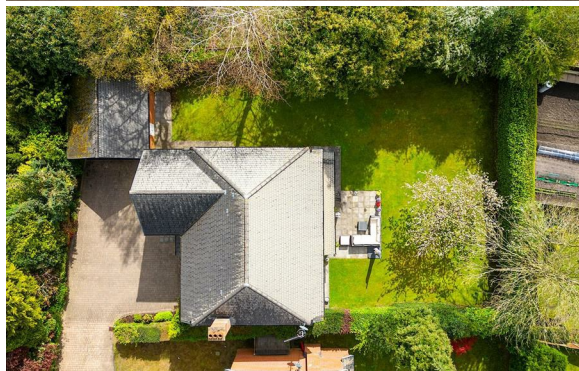
The council tax band for this property is G

#### **NB: Tenure**

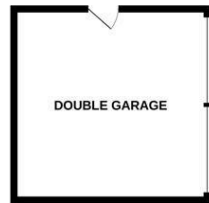
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

#### **NB: Copyright**

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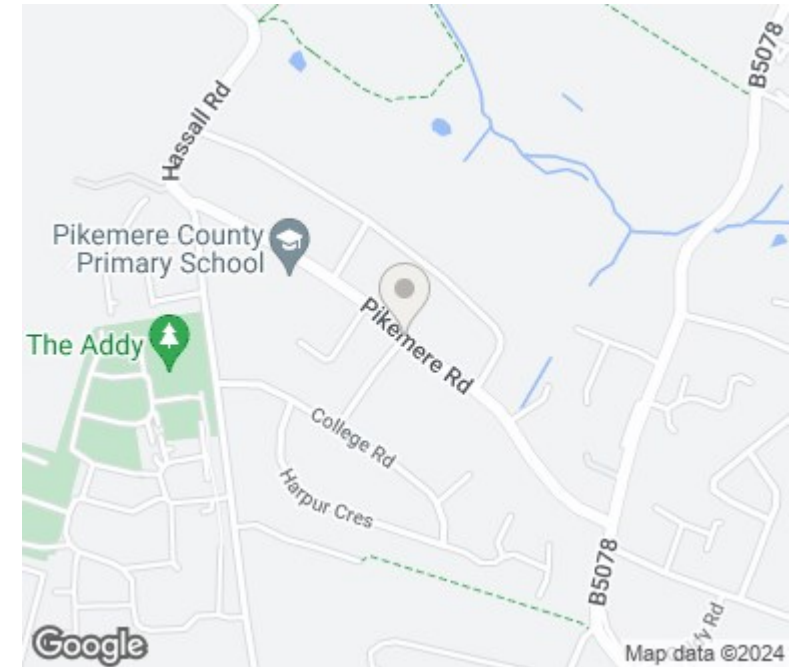


# Floor Plan



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			87
(81-91) B		80	
(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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