



**19 Myrtle Wood Road**

ST7 2WL

**Guide Price £485,000**



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STEPHENSON BROWNE

## FREEHOLD - SPACIOUS FAMILY HOME -

Nestled in a prime location at the end of the cul-de-sac is this superb FOUR BEDROOM DETACHED family home on Myrtle Wood Road. Built to Wain Homes' 'Oxford' design, the property is the epitome of luxury living with an exemplary floorplan to suit the modern family.

Built in 2019, this house still has five years left on the NHBC warranty, providing peace of mind to the new owners. Whether you're looking to relax in one of the reception rooms, entertain in the open kitchen diner or unwind in the spacious bedrooms, this property offers the perfect blend of comfort and style. This home exudes elegance with its upgraded specifications, some of which include an extended patio to the rear, half wall tiling to all bathrooms and stunning stone tiling in the kitchen.

Upon entry, you will find a welcoming hallway, sizeable lounge and handy WC. The kitchen diner is a fantastic space, boasting a kitchen island, all of the integral appliances you could need, splashback tiling and French doors to the rear meaning is a flooded with natural lighting - it also accesses the separate utility. In addition to this, the ground floor offers another versatile reception room, making an ideal study or playroom.

The first floor is home to three double bedrooms, with the principal being highly impressive enjoying it's own dressing area and en-suite, a well proportioned single room and a stunning family bathroom.

One of the standout features of this home is the owned solar panels, a modern and eco-friendly addition that not only reduces energy costs but also contributes to a sustainable lifestyle. With parking available for up to four vehicles courtesy of the driveway and double garage, convenience is at the forefront of this property. The garden offers a South-East aspect, with a nice balance of paving and lawn.

Myrtle Wood Road provides ample space for a growing family and is not one to be missed! Call Stephenson Browne today to arrange your viewing!



### **Hallway**

With an integrated floor matt, fitted carpet, UPVC double glazed window to side elevation, ample sockets, radiator, inset spotlighting, door to under stairs storage cupboard and doors to ground floor rooms, such as:

### **Study**

9'9" x 6'4"

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

### **Lounge**

20'1" x 10'11"

A generous lounge offering dual aspect UPVC double glazed windows to front and rear elevations, two ceiling light fittings, ample sockets, TV point, phone point, fitted carpet and radiator.

### **Kitchen Diner**

20'9" x 13'3" (max measurements)

Comprising of a range of gloss wall, base and drawer units with granite style working surfaces over including island with breakfast bar, having room for stools below. Presenting under counter lighting, tiled splashbacks (an upgrade added at new build stage) and integral appliances including: fridge freezer, high level double oven, five point gas hob with extractor over, dishwasher as well as one and a half sink with drainer. With stone tile flooring throughout, inset spotlighting, ceiling light fitting over dining area, ample sockets, two radiators, UPVC double glazed window to rear elevation, walk-in bay with UPVC double glazed French doors opening to the garden, and internal door giving entry to:

### **Utility Room**

5'11" x 5'2"

Having an additional base unit with granite style working surfaces over and tiled splashback matching the kitchen, sink with drainer, space/plumbing for a washing machine and separate dryer, wall cupboard housing the boiler, stone tile flooring, radiator, wall thermostat and door with double glazed obscure glass insert opening to the side elevation.

### **WC**

With a low level push flush WC, pedestal corner hand basin with tiled splashback, ceiling lighting and radiator.

### **Landing**

A gallery style landing with wood spindle balustrade, UPVC double glazed window to front elevation, ceiling light fitting, fitted carpet, radiator and doors to first floor rooms, including:

### **Principal Bedroom**

13'10" x 10'11"

An impressive principal bedroom enjoying a UPVC double glazed window to front elevation, fitted carpet, ceiling light fitting, ample sockets, radiator, door to airing cupboard housing the tank and opening to:

### **Dressing Room**

6'2" x 4'2"

With a continuation of fitted carpet, space for wardrobes (inbuilt or freestanding), ceiling light fitting, ample sockets and door to:

### **En-suite**

9'8" x 6'2"

Boasting a four piece suite consisting of: low level push flush WC, pedestal hand basin with mixer tap, panelled bath and separate shower with glass screen and sliding door. Enjoying textured half wall tiling (an upgrade at new build stage), complimentary tiling to shower surround, wood style flooring, UPVC double glazed obscure glass window to rear elevation, inset spotlighting and chrome heated towel rail.



### **Bedroom Two**

11'1" x 9'10"

Another great sized double room currently used as an office, with fitted carpet, ample sockets, ceiling light fitting, radiator and UPVC double glazed window to front elevation.

### **Bedroom Three**

9'11" x 9'8"

Enjoying inbuilt wardrobes and over the bed storage, UPVC double glazed window to rear elevation, fitted carpet, ample sockets, radiator and ceiling light fitting.

### **Bedroom Four**

9'9" x 6'5"

A well proportioned single bedroom currently used as a dressing room, with fitted carpet, radiator, UPVC double glazed window to rear elevation, ceiling light fitting and ample sockets.

### **Family Bathroom**

9'9" x 5'7"

A spacious family bathroom offering a four piece suite including: low level push flush WC, pedestal hand basin with mixer tap, panelled bath and separate shower with glass screen and door. Having half tiled walls (an upgrade at new build stage), wood style flooring, inset spotlighting, UPVC double glazed obscure glass window to rear elevation and chrome heated towel rail.

### **Externally**

The property presents a lovely frontage, with pathway leading to the front door with canopy over, lawn and gravel borders. A tarmac driveway to suit two cars leads up to the double garage, and a wooden gate offers entry to the rear garden.

A beautifully landscaped rear garden hosting an extended patio, laid to lawn and decorative gravel borders in keeping with the front of the home. There are a number of trees and shrubs around the perimeter and a fence boundary surrounds the garden. To the side elevation you will find a shed for storage, an external tap, external socket and wooden gate taking you back to the front elevation.

### **Council Tax Band**

The council tax band for this property is E.

### **NB: Tenure**

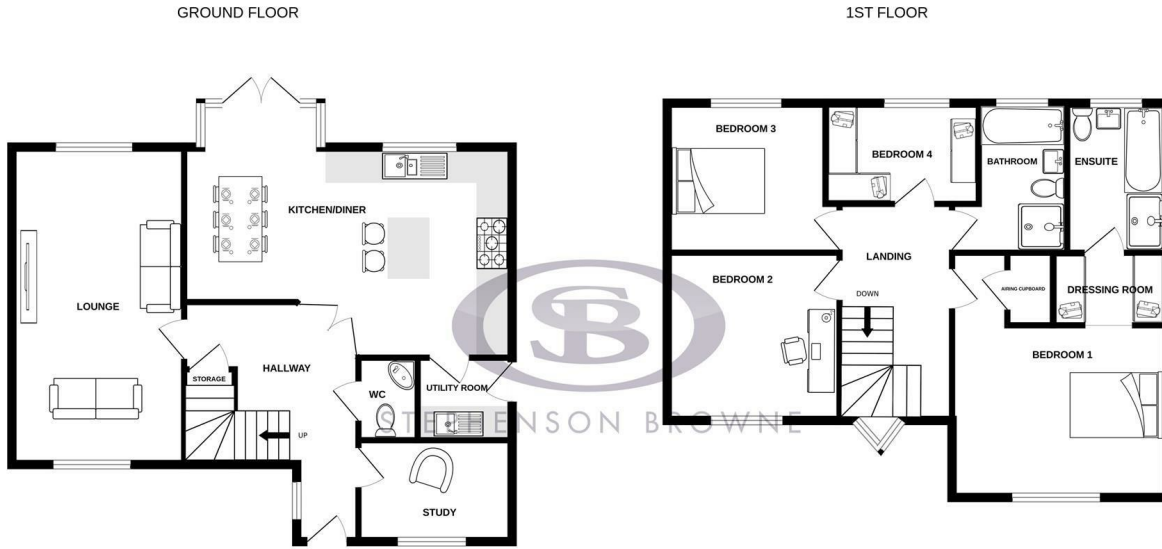
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **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		86	87
(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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