



1 The Fairway

ST7 2AZ

Guide Price £850,000



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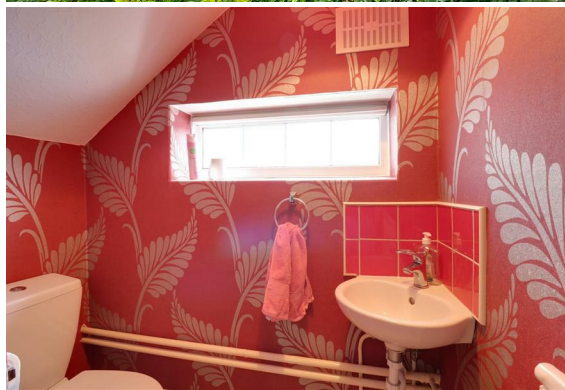
STEPHENSON BROWNE

LARGE GARDENS & GREAT, CENTRAL VILLAGE LOCATION - A substantial, six bedroom property, situated within a convenient, established area on a highly regarded road, close to excellent schooling and a wide variety of day-to-day amenities that Alsager Village has to offer.

Accompanying the home are a wealth of impressive features worthy of mention, some of which include: double glazing throughout, gas central heating, a downstairs cloakroom, spacious lounge with dual aspect window and feature fireplace, a large versatile billiard room with French doors leading to the pool area & gardens, a fitted kitchen with island incorporating space for a wide range of appliances, granite working surfaces and useful utility space off, a separate formal dining room, a generous conservatory with impressive Scandinavian style sauna, and an additional family/sitting room with wood-block flooring. The first floor has 6 generous bedrooms, with ensuite bathroom facilities and dressing area to the principal room, four further double bedrooms, a comfortable sixth bedroom which can be used as a home office, all serviced by a family shower rooms and main bathroom with white sanitary suite.

Externally, the property sits on a plot extending to approximately 0.27 acres with superb in and out driveway, a large, established private garden to the side and a fantastic pool area with its variety of seating areas, perfect to enjoy all year-round.

This particular home has some unique and rare features that do not come to the market often, especially in Alsager! Contact your market leading, local agents today on 01270 883130 to book your all-important viewing!



Accommodation

With a uPVC panelled door opening into:

Storm Porch

With Georgian style door leading into:

Entrance Hall

With stairs to first floor, radiator, wood effect flooring, radiator, door into:

WC

With a double glazed window to rear elevation, a low-level pushbutton WC, a corner wash hand basin with mixer tap and tiled splashback, radiator, and a ceiling light.

Lounge

21'11" x 13'10"
Having dual aspect double glazed windows to front and side elevation, ceiling lights, radiator, a feature fireplace having granite hearth and surround housing a gas living flame effect fire, wooden style flooring, double doors, opening into:

Drawing/Billiard Room

24'3" x 16'1"
With billiard lighting bar, French doors into both the garden and pool areas, dual aspect double glazed windows to either side elevations, wooden flooring throughout, two radiators and a tv point.

Sitting/Family Room

11'11" x 11'0"
With double glazed window to front, 'herringbone' wood block flooring, coving, radiator.

Open-plan Kitchen/Diner

21'3" x 12'6"
With double glazed window to the rear, ceramic tiled flooring, a range of walnut wall, base and drawer units, having granite working surfaces over incorporating a stainless steel sink/drainer unit with mixer tap, space for range style cooker with extractor over, a breakfast island with matching working surfaces and storage units below, space for American style fridge/freezer, integrated dishwasher, French doors leading to the pool area, door into:

Dining Room

11'11" x 11'0"
With double glazed window to front, radiator, ceiling light, wooden style flooring.

Utility

6'0" x 2'11"
With space and plumbing for automatic washing machine.

Conservatory

19'8" x 10'2"
With double glazed windows to all sides, tiled flooring, wall mounted heater, French doors leading to the pool area, access door to the Scandinavian style sauna.

First Floor Landing

With doors providing access to all principal rooms, stairs to roof/loft space, door into:

Bedroom One

16'5" x 16'2"
(measurements exclude dressing area) A generous master suite with three windows overlooking the gardens and one over the pool area, a TV point, pendant light, radiator, a dressing area (2.391m x 1.824m), two radiators, wooden style flooring, door into:

En-suite

With ceramic tiled flooring and complimentary wall tiles, double glazed window to side elevation, ceiling light and a white four piece suite, comprising of: a low-level pushbutton WC, pedestal hand wash basin with mixer tap, a 'Jacuzzi' style corner bath, and a walk-in shower cubicle with glass, shower screen housing a wall mounted rainfall mixer shower.

Bedroom Two

13'10" x 12'8"
With ceiling light, dual aspect double glazed window to side and rear elevation, wooden style flooring, radiator, ample power points and a TV point.



Bedroom Three

15'8" x 8'8"

With pendant light, wooden style flooring, radiator, double glazed window to front elevation.

Bedroom Four

15'9" x 8'6"

With ceiling light, double glazed window overlooking the pool area, wooden style flooring, ample power points and a radiator.

Bedroom Five

11'10" x 11'0"

With four point ceiling light, double glazed window to front elevation, radiator, ample power points, TV point, wooden style flooring and a range of built-in bedroom furniture.

Bedroom Six/Office

10'3" x 8'11"

With double glazed window to side elevation, wooden style flooring, pendant light, radiator and ample power points.

Family Bathroom

With ceramic tiled flooring and complementary tiled walls throughout, two double glazed windows to rear elevation, ceiling light, extractor point and a white four-piece suite comprising of: a low-level WC, a corner hand wash basin/unit with mixer tap and cupboard space below, a walk-in shower cubicle with glazed splashback housing a wall mounted electric shower plus a fully tiled bath.

Shower Room

With decorative quartz style wall tiling and contrasting floor tiles, ceiling light, porthole window to side elevation, a heated towel rail, a low-level WC, vanity hand wash basin with mixer tap plus a shower cubicle with glazed splashback housing a wall mounted chrome mixer shower with rainfall shower attachment.

Garage

35'1" x 14'11"

A large garage, suitable to safely house upto four vehicles with double up-and-over door to front, power, lighting and georgian style doors leading to the conservatory.

Externally

Externally, the property is approached via a set of decorative wrought-iron gates which open out onto an 'in and out' style gravel driveway, providing off road parking for numerous vehicles. The side garden enjoys an excellent degree of privacy, and consists of a mainly laid to lawn with establish tree and shrub borders, there is a paved patio area providing ample space for garden furniture and an indian stone pathway leading to the pool area. The pool area is predominantly block paved for ease of maintenance and to provide further seating around the pool.

NB: Tenure

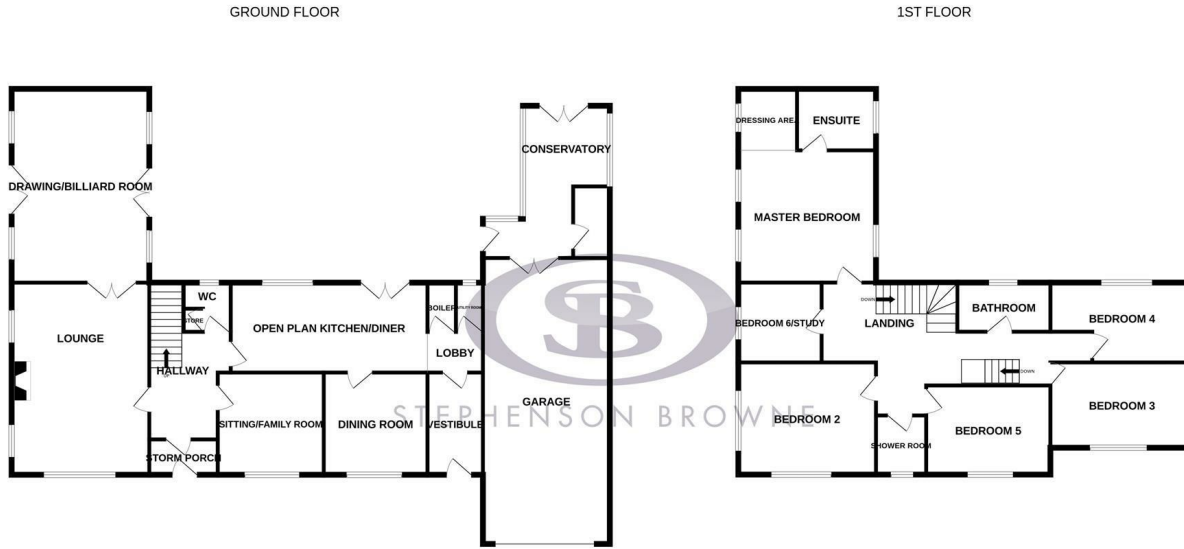
We have been advised that the property tenure is freehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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.
Made with Metropix 5/2023

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 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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