



23 Reginald Lindop Drive

ST7 2GW

Guide Price £350,000



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STEPHENSON BROWNE

FREEHOLD - PRIVATE SOUTH FACING REAR GARDEN - Welcome to Reginald Lindop Drive, Alsager - a stunning **FOUR DOUBLE BEDROOM DETACHED** home that offers the perfect blend of comfort and style. Positioned enviably on the development, you are spoilt with an exceptionally private South facing rear garden where you can soak up the sun and enjoy the outdoors in peace!

The current owners have added a number of features worthy of noting some of which include: an attractive canopy over the front door, extended working surfaces in the kitchen providing space for a tumble dryer, Franke sink and tap, as well as tiled flooring and splashbacks! It's immaculately presented throughout, ensuring you can move in immediately, hassle-free.

Boasting a fantastic layout, there is plenty of room for the whole family as well as entertaining guests. Briefly comprising of: hallway, generous lounge, beautiful kitchen diner with plenty of room for a dining table and handy WC. To the first floor you will find an bright and airy landing, lovely family bathroom and four double bedrooms, with bedrooms one and two enjoying fitted wardrobes and the principal it's own en-suite.

One of the standout features of this property is the private South facing garden, beautifully landscaped offering a fantastic balance of paving, lawn and borders home to a range of decorative plants, flowers and shrubs. This property offers not only a beautiful living space but also a convenient location close to amenities and schools. With parking for three vehicles, you'll never have to worry about finding a spot after a long day out.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and comfort that Reginald Lindop Drive has to offer.



Hallway

With a ceiling light fitting, ample sockets, radiator, tiled flooring and door opening to:

Lounge

14'11" x 14'6"

A generous lounge offering UPVC double glazed window to front elevation, fitted carpet, ceiling light fitting, two radiators, ample sockets, TV point, stairs to the first floor and door to:

Kitchen Diner

19'5" x 7'2"

Comprising of a range of shaker style wall, base and drawer units with wood style working surfaces over, tiled splashback, under counter lighting and integral appliances including: Franke one and a half sink with drainer and mixer tap, fridge freezer, dishwasher, four point gas hob with extractor over and having space/plumbing for a washing machine as well as separate dryer (a handy addition courtesy of the current owner). Having tiled flooring, ceiling spotlighting, ample sockets, radiator, space for a dining table, UPVC double glazed window to rear elevation, UPVC French doors opening to the garden and internal door to:

WC

With a push flush WC, hand basin incorporated within fitted storage unit having wall mirror over, tiled flooring continuing from the kitchen diner, radiator, ceiling light fitting and UPVC double glazed obscure glass window to side elevation.

Landing

A spacious open landing with wooden balustrade, fitted carpet, radiator, two ceiling light fittings, loft access via hatch, doors to storage/airing cupboards as well as doors to all main first floor rooms, including:

Principal Bedroom

10'2" (to wardrobes) x 8'9"

A lovely principal bedroom benefitting from mirrored fitted wardrobes, a UPVC double glazed window to front elevation, radiator, TV point, fitted carpet, ample sockets, ceiling light fitting, wall thermostat and door into:

Ensuite

With a push flush WC, pedestal hand basin and shower having dual shower head, tiled surround and glass screen. With ceiling light fitting, wood style flooring, UPVC double glazed obscure glass window to front elevation, radiator, ceiling extractor, shaving point and partly tiled walls.



Bedroom Two

9'2" x 8'10" (to wardrobes)

Another double bedroom boasting fitted mirrored wardrobes, UPVC double glazed window to front elevation, radiator, ample sockets, ceiling light fitting, radiator, TV point and fitted carpet.

Bedroom Three

12'5" x 8'2" (max measurements)

A third double bedroom enjoying a wall recess ideal for fitted wardrobes, fitted carpet, TV point, UPVC double glazed window to rear elevation, ample sockets, radiator and ceiling light fitting.

Bedroom Four

13'2" x 7'2" (max measurements)

With UPVC double glazed window to rear elevation, radiator, fitted carpet, ample sockets, TV point, ceiling light fitting and wall recess perfect for fitted wardrobes.

Family Bathroom

6'9" x 5'7"

With a push flush WC and hand basin incorporated within fitted storage unit, panelled bath with over the bath shower, glass screen and tiled surround, with matching tiles to the adjacent wall creating splashbacks. With wood style flooring, ceiling light fitting, UPVX double glazed obscure glass window to side elevation, radiator, ceiling light fitting and ceiling extractor.

Externally

A beautifully landscaped, private South-facing rear garden with paving ideal for seating or alternate outdoor furniture, lawn and enjoying soil borders home to a range of plants, flowers and shrubs. With a wooden fence boundary to the perimeter.

Council Tax Band

The council tax band for this property is D.

NB: Tenure

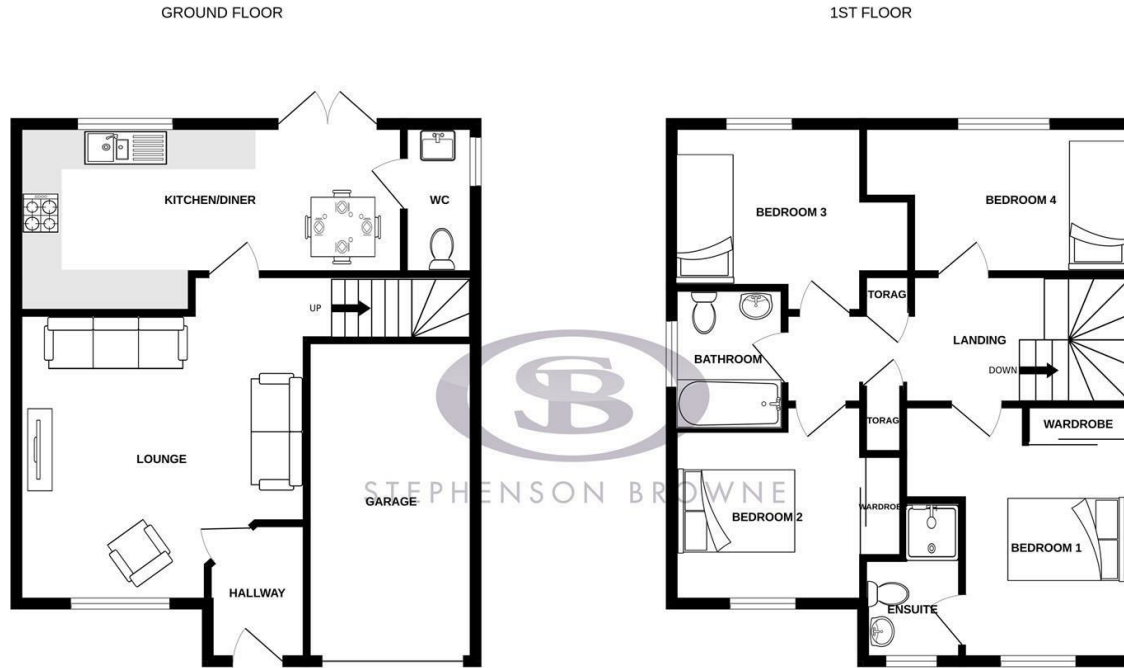
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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			94
(81-91) B		83	
(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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