



## 12 Richard Woodcock Way

ST7 2ZH

**£400,000**



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STEPHENSON BROWNE

A beautifully presented four bedroom detached family home on the popular Lawton Green estate overlooking a green space to the front, with two en-suite shower rooms and a sizeable kitchen/diner with an island and separate utility room!

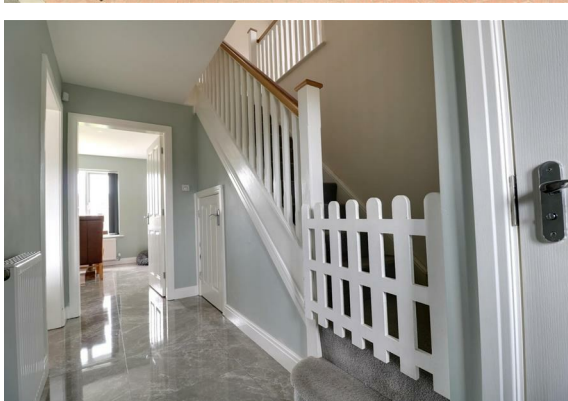
This stylish and impressive family home was built by Wain Homes in 2021 to their 'Shakespeare' design, and has since been carefully improved by our current owners to create a stunning family home offering well-proportioned accommodation throughout and presented to a superb standard!

An entrance hallway leads to a downstairs W/C and a spacious lounge, whilst a gorgeous kitchen/dining area features a host of integrated appliances and an island with a breakfast bar, with a useful utility room completing the ground floor.

Upstairs, there are four well-proportioned bedrooms, with the master bedroom and bedroom two benefiting from en-suite shower rooms, with a spacious four-piece family bathroom too! Off road parking is provided via a tarmacadam driveway and single garage (with power and lighting), whilst the rear garden features lawned and patio areas - ideal for families with children and/or pets!

Lawton Green is a sought-after development close to Alsager town centre, which benefits from excellent links to commuting routes such as the A34, A500 and M6. Several schools are nearby, including Church Lawton School, Alsager Highfields Foundation Primary School and Alsager School, whilst leisure facilities such as Alsager Golf & Country Club are also within easy reach.

A beautiful and modern family home offering fantastic living space! Please contact Stephenson Browne to arrange your viewing.



### **Entrance Hall**

Composite front door, tiled flooring, ceiling light point, radiator.

### **Downstairs W/C**

6'8" x 3'0"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, W/C, corner wash basin.

### **Lounge**

17'9" x 10'8"

Maximum measurements - Tiled flooring, UPVC double glazed bay window, ceiling light point with fan, radiator.

### **Kitchen/Diner**

21'11" x 11'2"

Maximum measurements - Tiled flooring, UPVC double glazed window and french doors leading to the rear garden, ceiling light point with fan and downlights, radiator. One and a half bowl stainless steel sink with drainer, integrated double oven, fridge/freezer, gas hobs, cooker hood, dishwasher, moveable island with breakfast bar, wall and base units providing ample storage.

### **Utility Room**

9'4" x 5'2"

Tiled flooring, UPVC double glazed rear door, ceiling light point, radiator, stainless steel sink with drainer, space and plumbing for appliances, Ideal gas central heating boiler, extractor fan.

### **Landing**

Fitted carpet, ceiling light point, radiator, loft access, airing cupboard.

### **Bedroom One**

14'6" x 13'7"

Maximum measurements - Fitted carpet, UPVC double glazed window, ceiling light point with fan, radiator, fitted wardrobes.

### **En-Suite**

7'10" x 4'6"

Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, chrome towel radiator, part tiled walls. W/C, pedestal wash basin, shower cubicle.

### **Bedroom Two**

11'10" x 11'4"

Maximum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.



### **En-Suite**

5'8" x 5'2"

Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, chrome towel radiator, part tiled walls, W/C, pedestal wash basin, shower cubicle.

### **Bedroom Three**

11'3" x 9'0"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Four**

11'2" x 9'4"

Maximum measurements - L-shaped Room - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bathroom**

8'4" x 7'11"

Maximum measurements - Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, chrome towel radiator, part tiled walls. W/C, pedestal wash basin, bath, separate shower cubicle.

### **Outside**

To the front of the property is a double width tarmacadam driveway and lawned garden with border shrubs, whilst the rear garden features patio and lawned areas with border shrubs, fully enclosed and creating an idyllic spot for families to enjoy the best of the summer weather!

### **Garage**

A single garage with power and lighting, up and over garage door.

### **Council Tax Band**

The council tax band for this property is E.

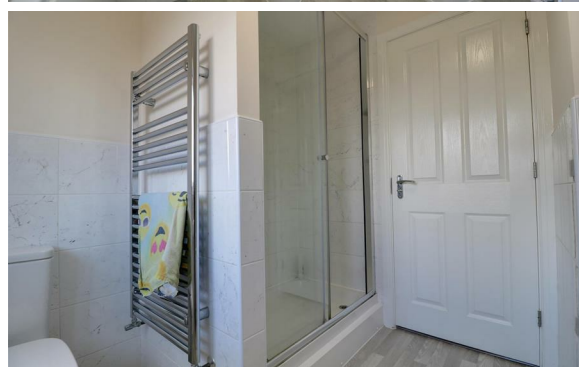
### **NB: Tenure**

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.

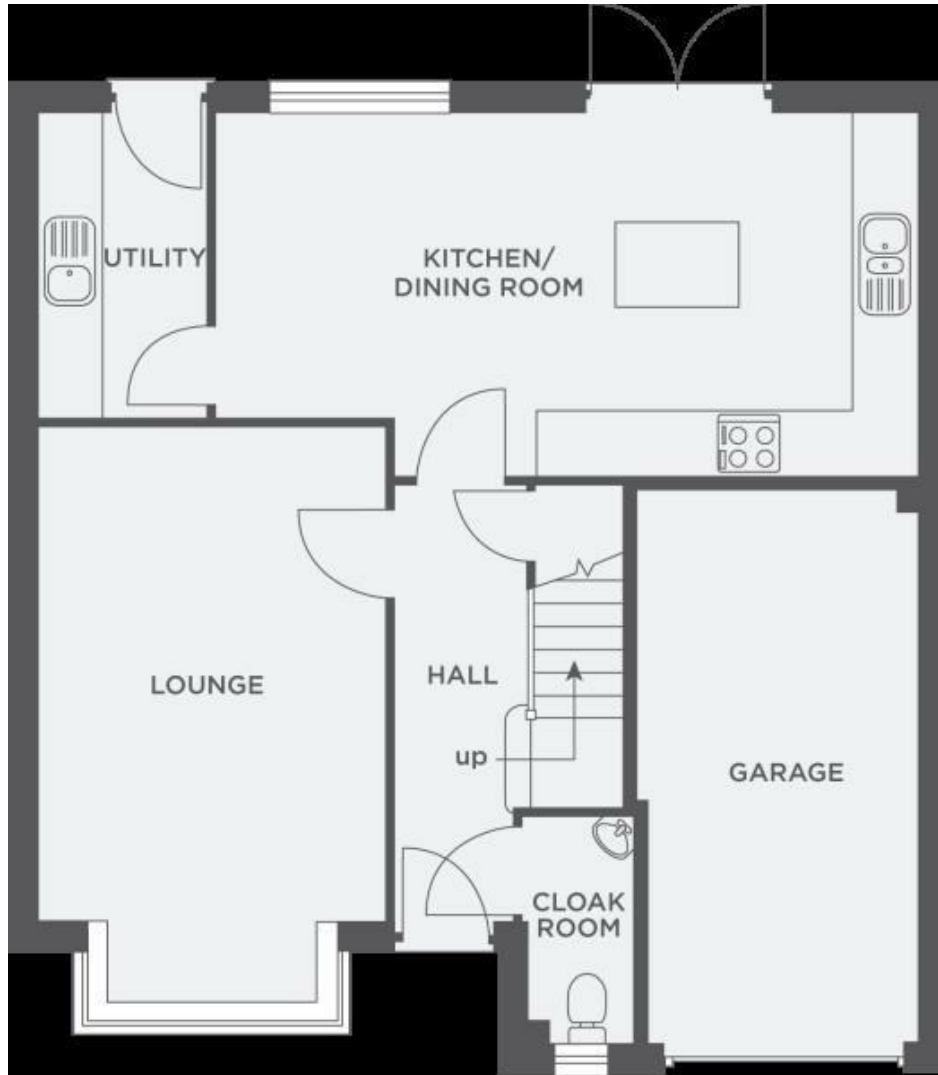
### **NB: Copyright**

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## Floor Plan



## 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		86	87
		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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