



10 Middlefield Close

ST7 2ZF

Offers In The Region Of £420,000



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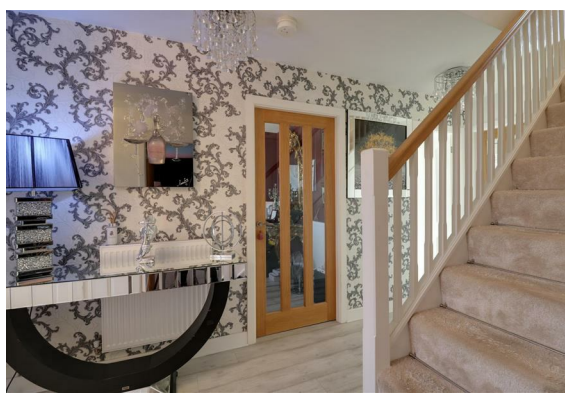
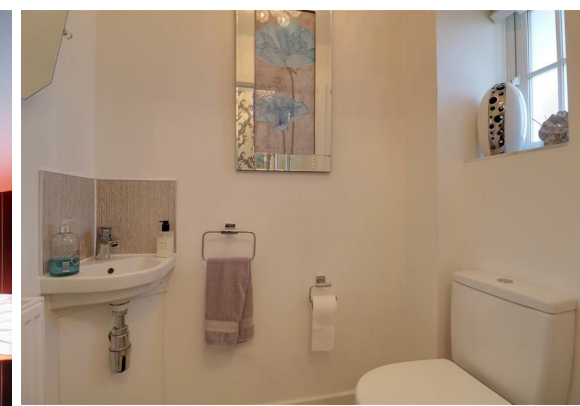
STEPHENSON BROWNE

EXTENDED ACCOMMODATION & FIELD VIEWS - A superbly appointed, **FOUR BEDROOM** detached family residence constructed by Jones Homes, "The Hollin" design on the ever popular Barrington Park development. This particular property enjoys a prominent position on the fringe of the estate, at the head of the close with views over the adjacent field. The property has been extended to the rear in more recent times by the current owners, adding to the downstairs accommodation with the addition of a superb garden/sun room, creating a large open plan area that is the epitome of today's modern living. The home is conveniently situated not far from the village itself, excellent local schooling, the sports hub and other leisure facilities close by.

Accompanying the property are a number of features to note, some of which include: Energy efficient double glazing and gas central heating, oak doors to the ground floor, a spacious lounge with contemporary electric fire, a downstairs cloakroom with white sanitary ware, a handy home office, a fantastic open plan Kitchen/dining area proving to be an excellent entertaining area complete with Quartz tiled flooring and a range of 'Neff' appliances, there is underfloor heating and two bi-folding doors to the garden room opening out onto the rear garden, plus a separate useful utility room. The first floor enjoys four well proportioned bedrooms, all of which are generous double rooms, with built-in wardrobes to bedroom two and the master also has a stylish en-suite shower room to complement the modern family bathroom.

Externally, the property has a driveway providing ample off road parking, a detached garage and an established rear garden which is easy to maintain & enjoys a sunny, south-westerly aspect.

To fully appreciate the property's layout, true size, aspect and convenient position, early viewing comes highly recommended.



Accommodation

With a wall light and a covered entrance porch, and a composite panelled entrance door, opening into:

Entrance Hall

Having three decorative pendant lights, contemporary style wood effect flooring, stairs to the first floor, radiator, a wall mounted thermostat, door into:

Cloakroom

With a double glazed uPVC window to front elevation, ceiling light, radiator, low-level pushbutton WC and a wall mounted hand wash-basin with mixer tap.

Lounge

14'7" x 13'10"

With double glazed window to front elevation, ample power points, a wall mounted TV point, radiator, a contemporary electric fire, ceiling light and a radiator.

Study/Office

8'10" x 7'5"

A useful home office with double glazed window to front, telephone point, radiator and contemporary wood effect flooring.

Utility

7'5" x 4'9"

With ceiling light, uPVC double glazed door to side elevation, radiator, thermostat, a range of wall and base units with working surfaces over incorporating an inset sink unit with mixer tap, space and plumbing for automatic washing machine, a cupboard housing a wall mounted gas boiler serving central heating and domestic hot water systems.

Open Plan Kitchen/Diner

28'7" x 8'7"

Kitchen Area

Fitted with a range of high-gloss wall, base and drawer units with natural stone effect working surfaces over incorporating a one-and-a-half bowl sink/drainage unit with mixer tap and cupboard below, integrated washing machine, double glazed window to rear, inset spotlights, Quartz floor tiling, telephone point, a built-in four ring Neff hob with stainless steel splashback and extractor hood over, under cupboard lighting, integrated Neff oven with microwave oven over, built-in fridge and freezer.

Dining Area

With stylish pendant light, TV points, radiator, quartz floor tiling throughout, a useful built-in storage cupboard with lighting, opening through into:

Garden Room

12'4" x 12'4"

Having a continuation of the quartz flooring from the kitchen/diner, two Velux skylights, ceiling light with fan, built-in sound system and mood lighting, bi-folding doors to two elevations and double glazed windows to the side.

First Floor Landing

With doors to all rooms, radiator, ceiling light, a useful built-in airing cupboard housing the hot water cylinder, door into:

Bedroom One

13'10" x 12'6"

A spacious principal room with double glazed window to front elevation overlooking adjacent fields, ceiling light, thermostat, radiator and ample power points, door into:



En-suite

With tiled flooring, inset spotlighting, extractor point, double glazed window to front elevation, a chrome heated towel rail, low-level pushbutton WC, pedestal hand wash basin with mixer tap and mirrored storage cupboard over, a walk-in shower with glazed opening door housing a wall mounted mixer shower with rainfall shower attachment.

Bedroom Two

12'2" x 10'11"

Another spacious double room with pendant light, double glazed window to front (also enjoying adjacent views over the adjacent field!), radiator, ample power points and a built in double wardrobe.

Bedroom Three

10'4" x 10'2"

An extremely generous, third double bedroom with double glazed window to rear elevation, TV point, radiator, ample power, points, and a pendant light.

Bedroom Four

10'6" x 7'7"

A well proportioned and versatile, fourth bedroom with contemporary ceiling light, double glazed window to rear, ample power points, TV point, radiator and access to the loft space.

Family Bathroom

With double glazed privacy window to rear, extractor point, inset spotlighting, complementary floor and wall tiles, a chrome heated towel rail and a white, four piece suite comprising of: a low level push-button WC, Villeroy & Boch hand wash basin with mixer tap, a walk-in shower cubicle with glazed door housing a wall mounted mixer shower with rainfall shower attachment, plus a panelled bath with hand-held shower attachment being fully tiled where visible.

Detached garage

18'9" x 9'5"

With single up-and-over door, power, lighting, space for further white goods, personal door to side elevation and storage into the roof apex.

Externally

The front of the property is approached by a black paved driveway, leading to the garage into inviting invaluable off-road parking for several vehicles, access to the rear can be made via a pathway leading to a secure side gate, a welcoming pathway leads to the entrance door, flanked either side by gravel sections and a lawed area.

The rear garden is fully enclosed with fenced boundaries to all three sides with a composite decking providing ample space for garden furniture, access to the side garden, a water point, an artificial lawned area, a range of well stocked raised beds home to a variety of mature shrubs, plants and eucalyptus trees, a paved Indian stone seating area with feature waterfall & ambient external lighting makes this the perfect spot to relax with friends and family for any occasion!

NB: Tenure

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

Council Tax Band

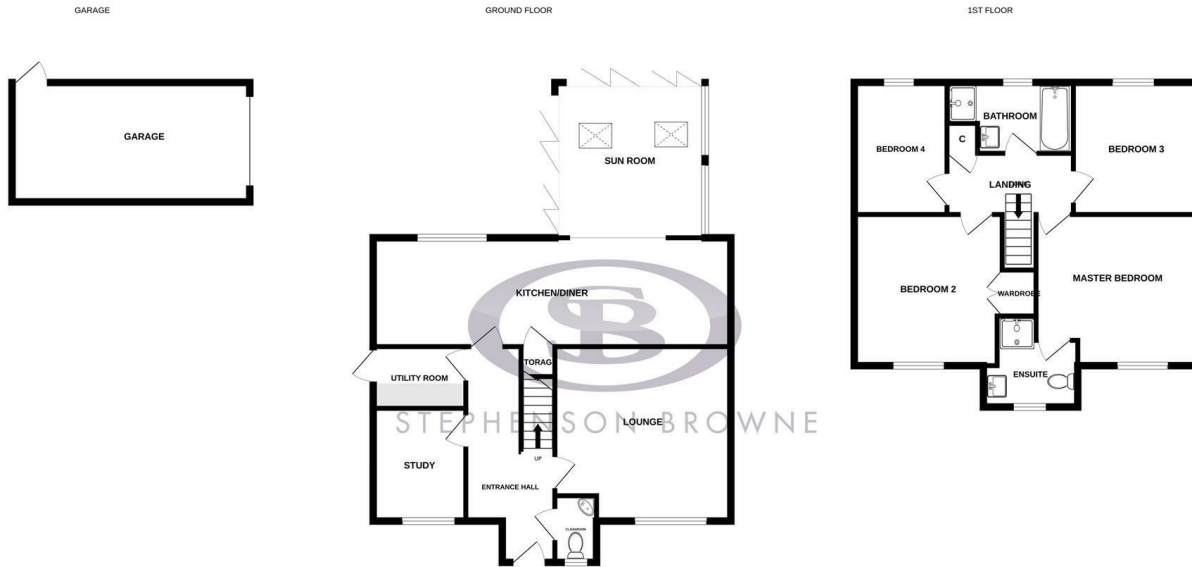
The council tax band for this property is E.

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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		85	
(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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