



## 32 Collick Close

ST7 2ZX

Offers In Excess Of £290,000



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STEPHENSON BROWNE

A beautifully presented three bedroom detached family home in a fantastic cul-de-sac position, offered for sale with no onward chain!

Occupying a prime position on the highly sought after 'Lloyd Mews' development, built by Barret Homes in 2019 to their 'Derwent' design, which perfectly combines spacious accommodation with an excellent layout. An entrance hall leads to a lounge, with a generous kitchen/diner benefitting from French doors which lead into the rear garden, with a utility room and downstairs W/C completing the ground floor.

Upstairs there are three bedrooms, with the master bedroom featuring a dressing area with fitted wardrobes, as well as a very useful en-suite shower room! There is also a family bathroom which completes the internal accommodation.

Ample off-road parking is provided via a tarmac driveway and single garage, whilst the rear garden features lawned and patio areas and is fully enclosed, creating an idyllic setting for families to enjoy the best of the summer weather!

Situated in a quiet cul-de-sac position on Collick Close, and just off Dunnockfold Road, the property is walking distance from Alsager School, Alsager Leisure centre and Alsager Sports Hub, creating an ideal environment for families whilst retaining good transport links to routes such as the M6, A500 and A34.

A beautifully presented family home with no onward chain which must be viewed to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



### **Entrance Hall**

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

### **Lounge**

13'4" x 13'2"

Laminate flooring, UPVC double glazed window, ceiling light point, two radiators, under stairs storage cupboard.

### **Kitchen/Diner**

17'0" x 8'2"

Minimum measurements - laminate flooring, UPVC double glazed window and french doors leading to the rear garden, radiator, downlights, integrated fridge/freezer, oven, gas hobs, cooker hood, dishwasher, sink with drainer.

### **Utility Room**

5'1" x 4'11"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, radiator, space and plumbing for appliances, wall and base units providing further storage space, Integrated washing machine and integrated dryer.

### **Downstairs W/C**

5'1" x 2'11"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, radiator, W/C, pedestal corner wash basin.

### **Landing**

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

### **Bedroom One**

11'10" x 9'1"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, opening into;

### **Dressing Area**

Fitted carpet, UPVC double glazed window, downlights, fitted wardrobe.

### **En-Suite**

6'10" x 3'10"

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

### **Bedroom Two**

10'11" x 9'11"

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



**Bedroom Three**

10'9" x 5'11"

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

**Bathroom**

6'3" x 6'3"

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

**Outside**

To the front of the property is a tarmacadam driveway with a gravelled frontage and border shrubs, whilst the rear garden features patio and lawned areas.

**Garage**

A single garage with up and over garage door.

**Council Tax Band**

The council tax band for this property is D.

**NB: Tenure**

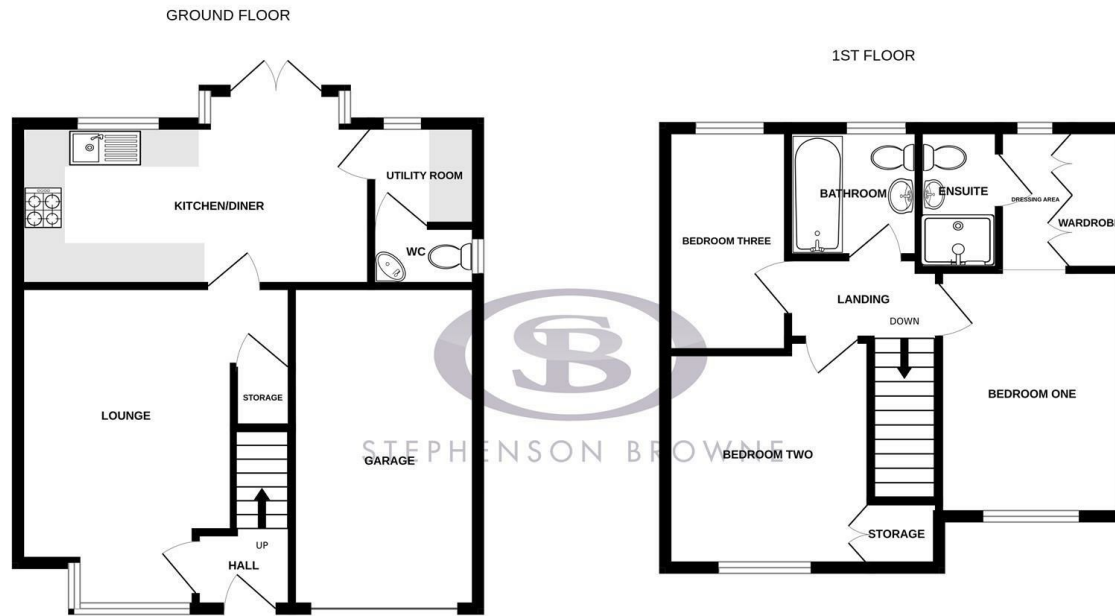
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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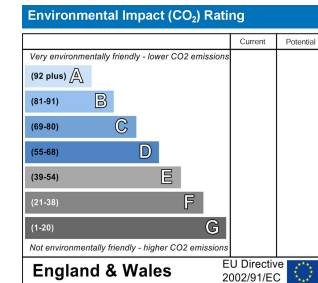
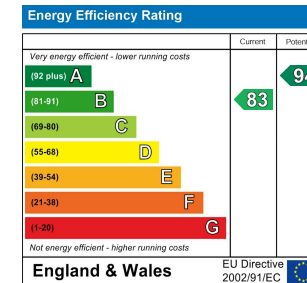


## Floor Plan



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



## 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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