



20 Tate Drive

CW1 5FZ

Guide Price £410,000



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STEPHENSON BROWNE

NO ONWARD CHAIN - FOUR DOUBLE BEDROOM DETACHED FAMILY HOME -

Welcome to Tate Drive, a remarkable example of a generous detached four bedroom home with a spacious, versatile floorplan to suit the modern family, located on an exceptionally popular estate within Haslington.

As you step inside, you'll be greeted by an impressive hallway, with fitted storage and access to ground floor rooms such as the kitchen, hosting a range of units and space for all appliances, separate utility, WC and three sizeable reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The property features four well-appointed double bedrooms, with the principal enjoying an en-suite and all offering the luxury of inbuilt wardrobes, providing ample space for the whole family to unwind and recharge. Completing the upstairs is the modern family bathroom with four piece suite.

Having had new carpets throughout, the property is ready to move into, just waiting to put your own decorative stamp to!

Outside, the wrap-around garden offers an Easterly aspect and is a true gem, providing a peaceful retreat where you can enjoy the morning sun with a cup of tea or host summer gatherings with friends and family. With parking for four vehicles including the detached double garage, you'll never have to worry about finding space for your cars or storage needs.

We are positive this wonderful home will be popular! To avoid missing out and appreciate everything Tate Drive has to offer, call Stephenson Browne today and arrange your viewing!!



Hallway

Having newly fitted carpet, half wall panelling, ample sockets, two ceiling light fittings, radiator, wall thermostat, inbuilt storage cupboard with mirrored sliding doors, stairs to the first floor and doors to ground floor rooms, including:

Lounge

19'6" x 11'7"

With newly fitted carpets, UPVC double glazed window to front elevation, feature gas fireplace with brick surround, TV point, ample sockets, two ceiling light fittings, coving to the ceiling, radiator and double doors opening to:

Dining Room

10'10" x 10'10"

Having double glazed sliding doors onto the garden, newly fitted carpets, radiator, ample sockets, coving to the ceiling, ceiling light fitting and door to:

Kitchen

10'10" x 10'9"

Comprising of a range of wall, base and drawer units with working surfaces over, integrated appliances including: sink with drainer, oven, four point electric hob with extractor over as well as having space/plumbing for a dishwasher, washing machine and fridge freezer. With wood laminate style flooring, UPVC double glazed window to rear elevation, ceiling light fitting, ample sockets, radiator, door to under stairs storage cupboard and door accessing:

Utility Room

10'10" x 5'5"

Boasting additional wall and base units, a continuation of wood laminate style flooring, radiator, ample sockets, ceiling light fitting, wall mounted Valliant boiler and UPVC door with double glazed obscure glass insert providing access to the garden.

Playroom / Office

11'8" x 9'8"

A generous additional reception room with newly fitted carpets, UPVC double glazed window to front elevation, radiator, ceiling light fitting and ample sockets.

WC

With a push flush WC, pedestal hand basin, wood laminate effect flooring, radiator, ceiling light fitting and UPVC double glazed obscure glass window to side elevation.

Landing

A bright and airy landing space with a wooden spindle balustrade, newly fitted carpet, radiator, ceiling light fitting, ample sockets, loft access via hatch, door to storage cupboard as well as doors to first floor rooms, such as:

Principal Bedroom

14'3" x 11'7"

An impressive principal bedroom boasting fitted wardrobes with mirrored sliding doors, UPVC double glazed window to front elevation, newly fitted carpets, ample sockets, ceiling light fitting, radiator and door to:



En-suite

9'6" x 6'1"

With a push flush WC, hand basin incorporated within inbuilt storage unit and shower with glass screen. With tiled walls, wood effect flooring, UPVC double glazed obscure glass window to front elevation, ceiling light fitting, two wall light fittings and radiator.

Bedroom Two

13'2" x 9'9"

Another well sized double room with UPVC double glazed window to front elevation, radiator, inbuilt wardrobes, ample sockets, ceiling light fitting and newly fitted carpets.

Bedroom Three

10'11" x 9'11" (to wardrobes)

With inbuilt wardrobes, UPVC double glazed window to rear elevation, newly fitted carpet, ceiling light fitting, radiator and ample sockets.

Bedroom Four

12'6" x 8'8" (to wardrobes)

A fourth double bedroom having inbuilt wardrobes, radiator, ceiling light fitting, newly fitted carpets, ample sockets and UPVC double glazed window to rear elevation.

Family Bathroom

9'1" x 5'5"

Enjoying a three piece suite consisting of: push flush WC, pedestal hand basin and panelled bath, with over the bath shower and glass screen. With tiled walls, wood laminate effect flooring, ceiling light fitting, UPVC double glazed obscure glass window to front rear elevation and radiator.

Externally

Tate Drive occupies a slightly elevated position with a lovely frontage comprising of lawn, shrubs and bushes and pathway leading to the front door. There is access to the garden via a wooden gate, and you will find a tarmac driveway for two cars, along with the detached double garage, to the side elevation.

The property enjoys a wrap around garden, with access down each side elevation, hosting patio ideal for seating or alternate outdoor furniture, and a lawn with beds to the border, ready to home any number of plants and shrubs. A fence boundary surrounds the perimeter and there is access to the detached double garage via a side 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



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			
(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	82

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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