



3 Tennyson Close

ST7 3TZ

£525,000



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STEPHENSON BROWNE

A simply stunning CANAL-SIDE four bedroom executive detached family home occupying a prime cul-de-sac position within Rode Heath, immaculate throughout and offered for sale with no onward chain!

There are few homes which can boast their own canal-side seating terrace, but this is one of many features and surprises of this incredible family home. A welcoming entrance hallway leads to a downstairs W/C, a spacious lounge with a bespoke electric fireplace which creates a gorgeous focal point for the room, as well as a modern kitchen/diner offers fantastic entertaining space, with a host of integrated appliances and quartz countertops. There is also a separate dining room/snug, whilst a very useful utility room also provides integral access to the garage. Upstairs there are four spacious bedrooms and a family bathroom, with the master bedroom benefitting from an en-suite shower room!

The property occupies a prime corner plot, with ample off-road parking provided via a double-width brick paved driveway and double garage, whilst the rear garden features lawned and patio areas and is fully enclosed - ideal for families looking to make the most of the summer sun! There is also a canal-side seating terrace, perfect for relaxing and watching the boats go by!

Tennyson Close is a quiet cul-de-sac in Rode Heath, with views to the front aspect overlooking fields and the canal, whilst retaining fantastic links to commuting routes such as the M6, A500 and A34. The wealth of amenities within Alsager are only a short distance away, whilst Rode Heath Primary School is also nearby.

A simply stunning property in a beautiful location, offered for sale with no onward chain - please contact Stephenson Browne to arrange your viewing!



Entrance Hall

Two double glazed windows and single door to the front aspect, radiator.

Lounge

17'6" x 11'2"

Double glazed window to the front aspect, bespoke electric fireplace and two radiators.

Kitchen/Diner

17'3" x 9'9"

Double glazed window and sliding patio doors to the rear aspect, fitted wall, base cupboards, sink, drainer and half bowl, built in SMEG cooker, electric induction hob, cooker hood, integrated fridge and dishwasher, part tiled flooring, tiled splashback and radiator with also plinth space heater.

Utility Room

Double glazed window to the side aspect, fitted wall and base cupboards with boiler integrated, work surfaces, space for a washing machine, tumble dryer and fridge/freezer, tiled flooring, fire external door to the garage and radiator.

Snug/Dining Room

11'3" x 9'10"

Double glazed window to the rear aspect and radiator.

Rear Hall

Double glazed window to the side aspect and single door to the rear, tiled flooring and radiator.

Downstairs W/C

Low-level WC, vanity hand wash basin, tiled walls and flooring, radiator.

Landing

Bedroom One

17'7" x 10'9"

Maximum measurements - Views to the front aspect over the canal and towards fields and countryside - Two double glazed windows to the front aspect, fitted wardrobes, cupboard and radiator. Matching furniture including dressing table.

En-Suite

8'0" x 5'11"

Double glazed window, low-level WC, vanity hand wash basin, single shower cubicle, part tiled walls, tiled flooring. Extractor fan and towel warming radiator.

Bedroom Two

12'3" x 9'10"

Double glazed window to the rear aspect, fitted wardrobes and radiator.



Bedroom Three

9'0" x 7'11"

Double glazed window to the rear aspect and radiator.

Bedroom Four

9'0" x 7'8"

Double glazed window to the rear aspect and radiator.

Bathroom

8'0" x 6'3"

Double glazed window, bath with overhead shower, low-level WC, vanity hand wash basin, extractor fan, tiled walls and flooring, towel warming radiator.

Outside

To the front of the property is a lawn with paved driveway for numerous vehicles with one CCTV camera and electric car charging point. To the rear is a lawned garden with a paved walkway around the garden, decorative beds surrounding, and a wooden shed. Two CCTV cameras.

Garage

Integral double garage with one electric door, power and lighting.

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.

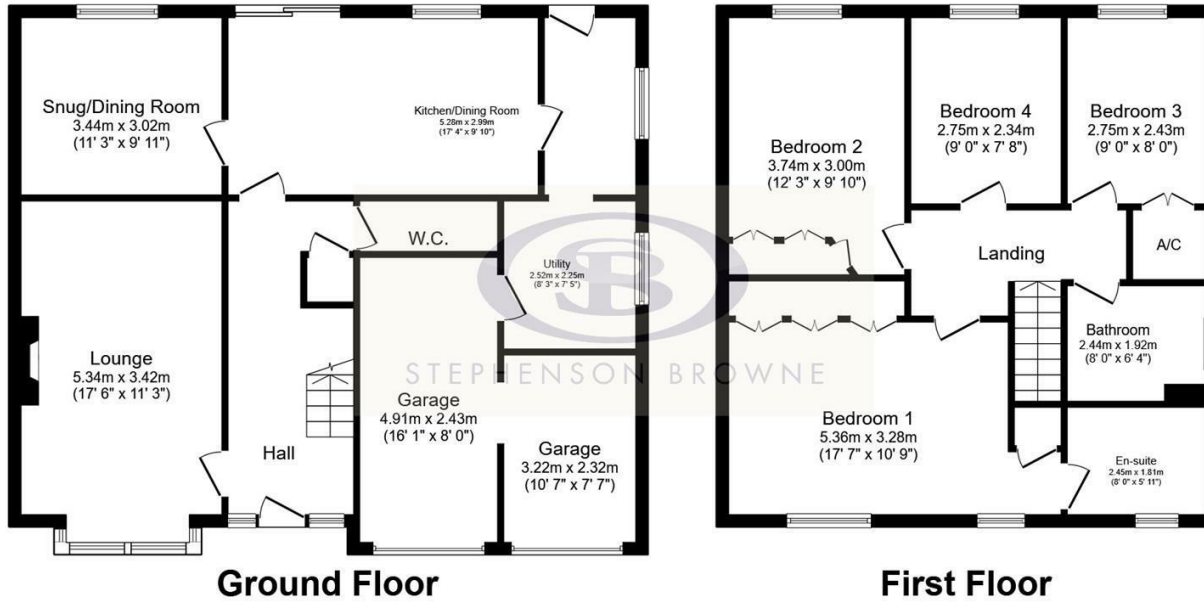
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Floor Plan



Total floor area 160.3 m² (1,726 sq.ft.) approx

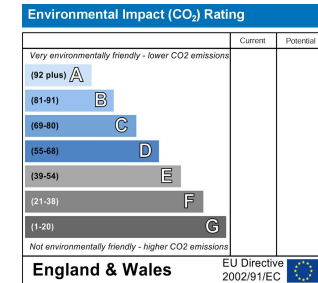
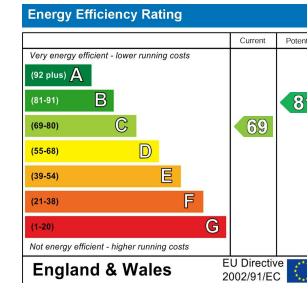
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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Area Map



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