



**Brunds Orchard, 6 Vale**

ST7 2GE

**Guide Price £785,000**



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3



2



B



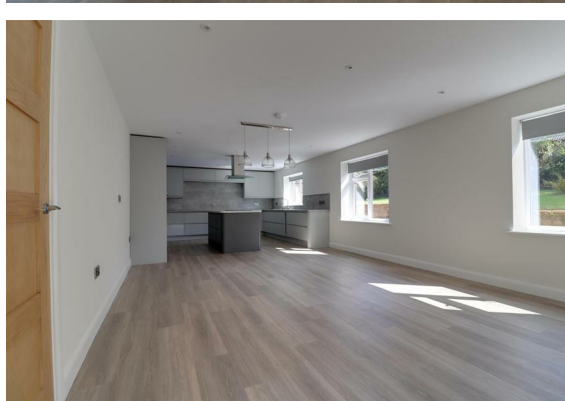
STEPHENSON BROWNE



**HIGH SPEC, 2,200sqft ENERGY EFFICIENT HOME** – This highly impressive, recently constructed property boasts a fantastic, versatile layout including four/five generous bedrooms, four bathrooms and a superb kitchen/diner/family space ideal for entertaining, or relaxing.

Built as the forever home by the current owners, it was never intended to be sold and was constructed with the future in mind – with a B-rated energy efficiency, it uses the latest glazing throughout, meets latest air tightness and water usage standards, hosts no gas meaning it will not be subjected to future planned gas surcharges and comes with low energy bills, subsidized by Ofgem until 2028/29. Adding solar panels would also increase the rating from a B to an A. Practicality was at the forefront of this build, designed to circumvent the need to move as families grow, perfect for young children, for families with teenagers and accommodates downstairs living if required.

Accompanying this exceptional home are a wealth of features to note, some of which include:- Underfloor heating to the entire ground floor, solid oak staircase and internal doors, 'Kahrs' designer flooring, a spacious lounge, a stunning, versatile open plan kitchen/diner/family area, the epitome of modern living with multi-aspect windows, breakfast island, timeless units and a wide range of integrated appliances. There is also a separate utility with space for further appliances. The downstairs office has been wired to be used as a media room or a convenient fifth bedroom with easy access to the downstairs shower room. Upstairs, there is a large galleried landing with useful walk-in heated airing cupboard and further storage. The principal bedroom enjoys en-suite facilities and an impressive walk-in wardrobe. The three further bedrooms can all accommodate king size beds, two of these rooms have built-in Oak wardrobes, with bedroom two benefitting from en-suite facilities alongside an additional family bathroom.





### **Summary Continued..**

Externally, the property is centrally positioned on a generous plot (approx 0.22 acres), with grounds to all sides and enjoying an excellent degree of privacy along with a leafy backdrop and sunny aspect, a large driveway and attached garaging designed to house.

The property is offered for sale with no onward chain & internal inspection is strongly advised. Contact Stephenson Browne today to book your all-important viewing on this wonderful, wonderful home!

### **Accommodation**

Having a composite panelled entrance door opening into:

#### **Entrance Porch**

With dual aspect double glazed windows to front and side elevation, inset spotlighting, a composite panelled door with double glazed frosted window lights either side, opening into:

#### **Entrance Hall**

Having a bespoke, 1 meter-wide oak staircase leading to the first floor, 'Kahrs' designer flooring throughout, underfloor heating controller, a useful built-in storage cupboard with additional cloakroom/storage under the stairs, a drying room with the underfloor heating manifold and hot water cylinder plus control panel for the air source heat pump, door into:

#### **Lounge**

20'7" x 12'8"

A spacious lounge with double glazed window to front elevation, ample power points, data point, telephone point, underfloor heating thermostat, two double glazed windows to rear elevation, TV point, plush carpets and uPVC double glazed door giving access to the rear garden.

#### **Open Plan Kitchen Diner/Family Room**

35'10" x 14'1"

(Overall)

#### **Kitchen Area**

Having a comprehensive range of fitted wall, base and drawer units with natural stone style working surfaces over, incorporating a stainless steel one-and-a-half bowl sink/drainer unit with mixer tap and cupboard below, a breakfast island with Quartz effect working surfaces, ample soft-close storage below and an integrated induction hob with extractor canopy over, corner carousel units, dual aspect double glazed windows to both side elevations, inset spotlighting throughout, a built-in dishwasher, two AEG built-in eye level double ovens, integrated fridge & freezer, under-cupboard LED lighting, 'Kahrs' designer flooring throughout and ample power points.

#### **Dining/Family Area**

With 'Kahrs' designer flooring, two double glazed windows to side elevation, TV and data point, a wall mounted underfloor heating thermostat, a storage cupboard with shelving and uPVC double glazed French doors leading out to the rear garden.

#### **Utility**

10'10" x 6'10"

With 'Kahrs' designer flooring, pendant light, double glazed window to rear elevation, a tall utility storage cupboard, a composite panelled door giving access to the rear, window to the rear elevation, underfloor heating thermostat, extractor point, inset spotlighting and working surfaces incorporating an inset sink unit with mixer tap and cupboard below, space and plumbing for automatic washing machine, space for under-counter dryer, space for freestanding fridge/freezer and additional white goods.

#### **Shower Room**

With extractor point, ceiling light, 'Kahrs' designer flooring, a dual-flush pushbutton WC, a vanity hand wash basin with mixer tap and HIB illuminating mirror over and shaver point, a walk-in shower cubicle with quartz style shower splashback housing a wall mounted mixer shower with rainfall shower attachment.

#### **Study/Bedroom Five/Media Room**

11'10" x 9'2"

A versatile room which can be used as a fifth bedroom or a useful home office with double glazed window to front, pendant light, data point, 'Kahrs' designer flooring, ample power points and an underfloor heating thermostat.



### **First Floor Landing**

A light, airy & spacious landing with doors to all principle rooms, two double glazed windows to front elevation, double glazed window to the rear elevation, access to loft space via loft hatch, two walls lights, radiator, a large storage space with shelving and lighting, an additional heating airing cupboard with bespoke shelving, lighting and heating, door into:

### **Bedroom One**

14'8" x 14'2"

An exceptionally spacious principal room having dual aspect double glazed windows to front and rear elevations, pendant light, two radiators, ample power points, door into:

### **En-suite**

With 'Kahrs' designer flooring, ceiling light, extractor point, double glazed privacy window to rear elevation, a vertical heated towel rail, a dual-flush pushbutton WC, bidet with mixer tap, a twin countertop hand wash basin with mixer tap, splashback and free-floating storage cupboard below, a HIB illuminating vanity mirror with shaver point plus a walk-in shower cubicle with splashback and a glazed shower screen housing a wall mounted mixer shower.

### **Walk-in Wardrobe**

7'7" x 5'8"

With a range of bespoke fitted clothes rails, pull-out drawers and shoe storage, a radiator and inset spotlighting.

### **Bedroom Two**

14'11" x 12'8"

An equally sizeable second king-size suite with pendant light, double glazed window to front elevation, ample power points, radiator, built-in wardrobes with oak sliding doors and inset spotlights over, door into:

### **En-suite**

With double glazed window to rear, ceiling light, extractor point, 'Kahrs' designer flooring, a dual-flush pushbutton WC, a vanity hand wash basin with free-floating storage cupboard below, mixer tap and splashback, heated towel rail, a HIB illuminating vanity mirror and a walk-in shower cubicle with splashback and a glazed shower screen housing a wall mounted mixer shower with rainfall attachment.

### **Bedroom Three**

14'2" x 11'8"

Another generous king-size room having garden view, pendant light, a range of built-in wardrobes with oak sliding doors and inset spotlights, ample power points and a radiator.

### **Bedroom Four**

15'4" x 9'6"

A well proportioned fourth double room having double glazed window to rear elevation, pendant light, ample power points and a radiator.

### **Family Bathroom**

Having 'Kahrs' designer flooring, a vertical heated towel rail, ceiling light, a HIB illuminating vanity mirror with shaver point and a white four piece suite comprising of: a dual flush push-button WC, vanity hand wash basin with mixer tap and cupboard storage below, a panelled bath with mixer tap and handheld shower attachment, a walk-in shower cubicle with glazed opening door housing a mixer shower with rainfall shower attachment.

### **Garage**

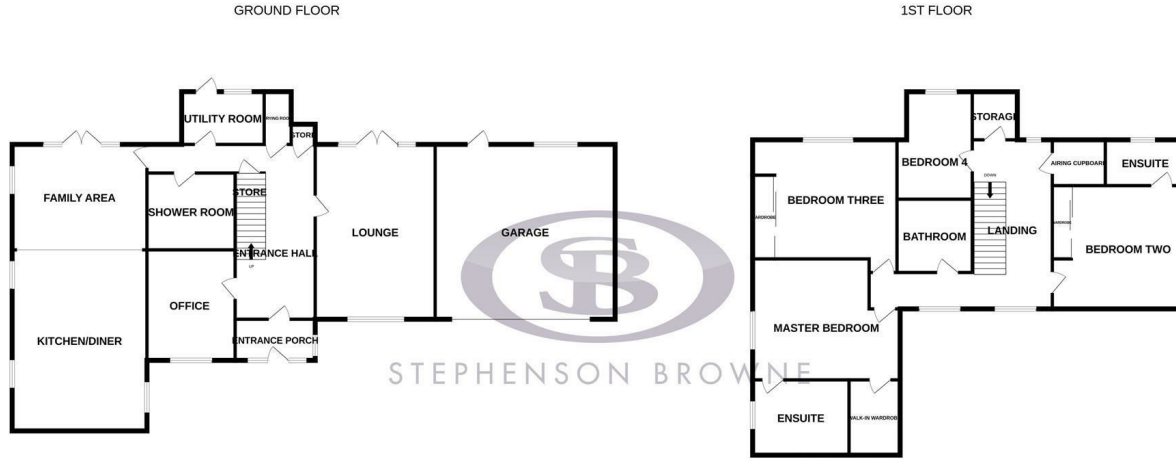
20'11" x 20'5"

An extra wide garage with electrically operated remote door to front elevation, storage into the roof apex, a double glazed window to side elevation, power, lighting, an electric vehicle charging point and a uPVC personal door to rear elevation.



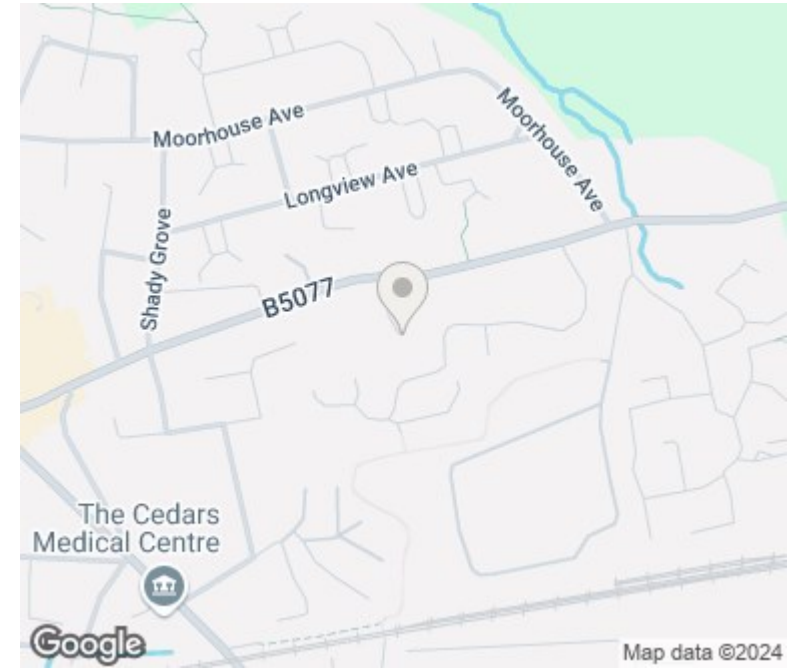


# Floor Plan



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			95
(81-91) B		88	
(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 <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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