



## 3 Padston Drive

ST7 2XY

£475,000



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STEPHENSON BROWNE

## NO ONWARD CHAIN - FANTASTIC FIVE BEDROOM FAMILY ACCOMODATION -

Enjoying an established cul-de-sac position in a favourable area of Alsager is this wonderful family home, conveniently positioned for nearby schooling and amenities. Boasting clever remodelling and updates over recent years, courtesy of the current owner, to make full use of the property's size and creating FIVE superb bedrooms, meaning it is ideal for the growing family and for modern day to day living.

Padston Drive offers an impressive, versatile floorplan, briefly comprising of: hallway, with internal access to the double garage, welcoming lounge featuring a gas fire and bay window, and a fantastic open-plan kitchen diner / family room, hosting French doors out to the garden providing you with the perfect space for entertaining guests or relaxing with family. The kitchen itself finds a range of units with wood style surfaces over, with an integral fridge freezer, space for a Range cooker, and giving access to the handy separate utility, having additional units, space for further white goods, entry to the WC as well as the conservatory overlooking the garden.

To the first floor, you will find five extremely well proportioned bedrooms, four of which are generous doubles and four benefitting from built-in wardrobes, and two boasting en-suite shower rooms. The family bathroom completes the internal aspect of the home, possessing a white three piece suite with over the bath shower.

Externally, you are spoilt with a lovely plot giving you ample off road parking, in addition to the double garage! The landscaped rear garden offers a great degree of privacy, hosting a lawn and patio ideal for furniture, having mature borders incorporating a range of decorative shrubs and plants.

To appreciate it's true size, immaculate presentation and décor, as well as it's convenient location, viewings come highly recommended! Call Stephenson Browne today to arrange yours!



### **Accommodation**

Having a canopied entrance porch with quarry tile flooring and a composite panelled entrance door with double glazed, leaded insert opening into:

### **Entrance Hall**

With double glazed window to front, stairs to first floor, coving, three point ceiling light, thermostat, wood effect flooring, telephone point, double doors into:

### **Lounge**

20'11" (into window recess) x 11'7"

With wood effect flooring, ceiling light, coving, double glazed bay window to front elevation, radiator, a feature exposed brick recessed fireplace housing a living flame gas fire, TV point, telephone point, door into:

### **Open Plan Living/Dining Room**

17'4" x 17'9" (overall)

With three point ceiling light, four wall lights, wood effect flooring, coving, double glazed window to rear elevation, two radiators, ample power points, uPVC double glazed French doors opening out onto the rear garden, opening into:

### **Kitchen**

11'3" x 9'2"

With inset spotlights, coving, a built-in store/pantry, a comprehensive range of wall, base and drawer units with wood effect roll top working surfaces over incorporating a sink/drain unit with mixer tap and cupboard below, integrated microwave, integrated dishwasher, double glazed window to rear elevation, integrated fridge/freezer, space for Range style cooker with extractor hood above, under cupboard lighting, door into:

### **Utility**

6'7" x 5'11"

With matching wall and base units to the kitchen, space for automatic washing machine, space for dryer, glazed window to rear, door into:

### **WC**

With extractor point, wood effect flooring, radiator, low level WC & a wall mounted hand wash basin.

### **Conservatory**

16'3" x 7'4"

With double glazed windows to side and rear elevation, radiator, wood effect flooring, power, uPVC double glazed door giving access to the rear garden.

### **First Floor Landing**

With doors to all rooms, access to loft space via loft hatch, door into:



### **Master Bedroom**

13'10" x 10'5"

With double glazed window to front, inset spotlights, coving, radiator, TV point, door into:

### **En-suite Wet Room**

With inset spotlights, textured mosaic floor tiles and complementary wall tiles throughout, shaver point, extractor point, double glazed frosted window to side, a low level WC, pedestal hand wash basin and a walk-in shower housing a wall mounted mixer shower.

### **Bedroom Two**

17'10" x 11'5"

This extremely spacious second double room has two double glazed windows to rear elevation, coving, ample power points, built-in wardrobes, two radiators and telephone point.

### **Bedroom Three**

13'2" (maximum) x 10'3"

With inset spotlights, double glazed window to rear elevation, wood effect flooring, radiator, integrated wardrobes having sliding doors, TV point, door into:

### **En-suite**

6'10" x 6'2"

With double glazed frosted window to rear elevation, heated towel rail, inset spotlights, a low level push button WC, pedestal hand wash basin with mixer tap and tiled splashback and a walk-in shower cubicle with glazed opening doors housing a wall mounted chrome mixer shower with extractor above.

### **Bedroom Four**

8'3" x 16'5"

A fourth double bedroom with two double glazed windows to front, two radiators, ample power points, integrated wardrobes with sliding doors, TV point.

### **Bedroom Five**

13'11" (maximum) x 5'0" (to front of wardrobe)

With double glazed window to front, a built-in storage cupboard with shelving and hot water cylinder, integrated wardrobes with sliding doors.

### **Family Bathroom**

With ceramic floor and wall tiles, inset spotlights, extractor point, double glazed frosted window to side, heated towel rail and a white three piece suite comprising of: A low level WC, pedestal hand wash basin with chrome taps and a panelled bath with mixer tap and shower attachment being fully tiled where visible.



### **Integral Double Garage**

16'7" x 16'1"

With two single electric roller doors, lighting, power, space for further white goods and a wall mounted gas boiler serving central heating and domestic hot water systems.

### **Externally**

The property is approached via a tarmac driveway leading to the integral double garage in turn providing ample off road parking for a number of vehicles, a block paved pathway leading to both the entrance porch and around the side of the property giving access to the rear and an easy to maintain front garden which is mainly artificial lawn and corner borders housing a number of shrubs.

The rear garden enjoys a good degree of privacy having a block paved patio area providing ample space for garden furniture, fence and mature hedge boundaries to all sides, laid to lawn section, two security lights and well stocked border home to a variety of established trees and shrubs.

### **Council Tax Band**

The council tax band for this property is F.

### **NB: Tenure**

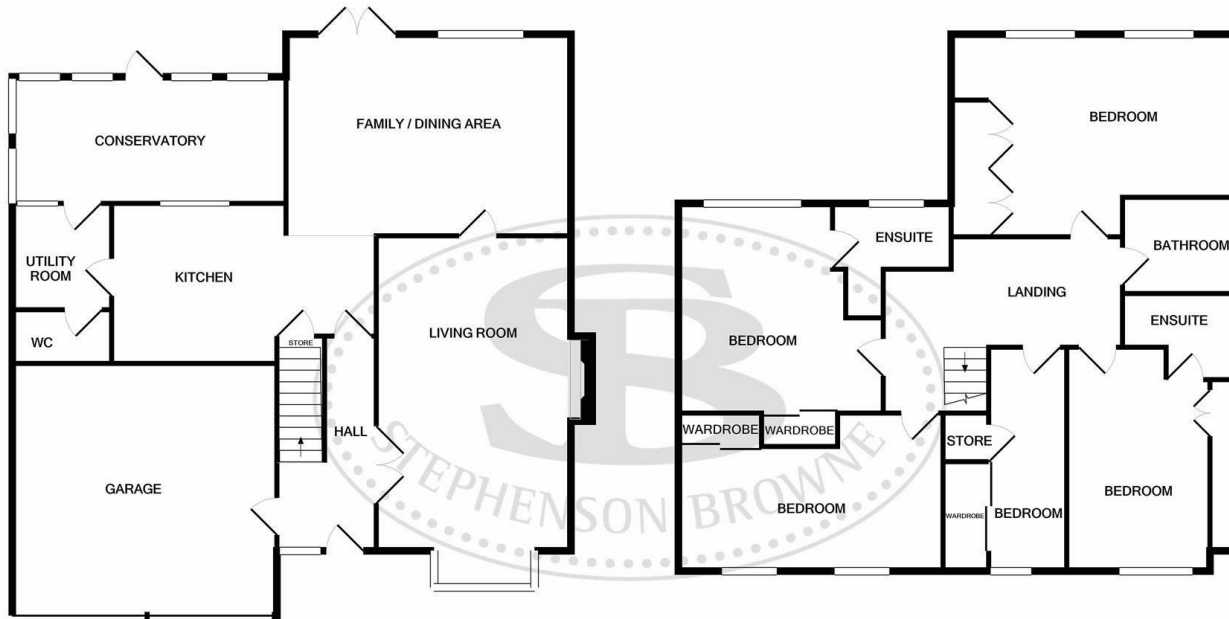
We have been advised that the property tenure is Freehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 1256 SQ.FT.  
(116.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 1062 SQ.FT.  
(98.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2318 SQ.FT. (215.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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	

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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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