



## 3 Duncan Road

ST7 2FG

**Guide Price £435,000**



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STEPHENSON BROWNE

A remarkable four double bedroom detached family home boasting a number of executive upgrades throughout.

Located on the ever popular Duncan Road and constructed by David Wilson Homes to their 'Bradgate' design, this impressive property offers spacious, versatile living accommodation to suit the modern family!

Upon entry, you will find a bright and airy, welcoming hallway giving access to ground floor rooms including: generous lounge with feature bay window, a second reception room making an ideal office, playroom or snug and downstairs WC. At the rear is a truly stunning kitchen/dining/family room, enjoying box bay window with French doors to the garden, a range of high gloss units to the upgraded kitchen, and plenty of space for family dining and entertaining! In addition, there is entry to the handy separate utility room.

Here, you have the luxury of four double bedrooms to the first floor, three of which boast fitted wardrobes, and with the principal having it's own en-suite. Completing the internal aspect of the property is a beautiful family bathroom and the landing provides access to the fully boarded loft via hatch and ladders.

Externally, the property presents a lovely frontage with a tandem driveway and detached garage providing off road parking. The rear garden faces East, getting the sun all day and hosts a mix of lawn and decking.

The Scholars Place Development is a highly sought after spot, close to Alsager town, local amenities and schooling. To truly appreciate it's location and everything else this superb home has to offer, early viewings come highly recommended. Call Stephenson Browne today to arrange yours!!



### **Hallway**

Hosting Antico wood style flooring, ceiling light fitting, ample sockets, wall thermostat, stairs to the first floor and doors to most ground floor rooms, including storage cupboard, and:

### **Lounge**

15'0" x 12'0"

With a UPVC double glazed walk-in bay window to front elevation and UPVC double glazed window to side elevation, both having made to measure blinds, Antico wood style flooring, ample sockets, two ceiling light fittings, two radiators and TV point.

### **Office / Playroom / Snug**

9'1" x 7'5"

Also enjoying a walk-in UPVC double glazed bay window with made to measure blinds to front elevation, Antico wood flooring, ceiling light fitting, radiator and ample sockets.

### **WC**

With a low level WC, pedestal hand basin, Antico wood style flooring, ceiling light fitting and radiator.

### **Kitchen / Dining / Family Room**

28'5" x 10'2"

A lovely and bright space comprising of a range of high gloss wall, base and drawer units with wood style working surfaces over, under cabinet lighting and integrated appliances including: fridge freezer, high level double oven, four point electric hob with extractor over, one and a half sink with drainer and dishwasher. Having Antico wood style flooring throughout, three radiators, three ceiling light fittings, ample sockets throughout, two UPVC double glazed windows with made to measure blinds to rear elevations, box bay UPVC double glazed window with French doors opening to the garden also having made to measure blinds, and internal door accessing:

### **Utility Room**

5'6" x 5'6"

Boasting additional units and working surfaces matching the kitchen, integrated washing machine/dryer, a continuation of Antico wood style flooring, ceiling light fitting, radiator, ample sockets and composite door opening to the side elevation.

### **Landing**

A bright and airy landing having fitted carpet, ample sockets, ceiling light fitting, door to airing cupboard and doors to all main first floor rooms. Also offering access to the loft via hatch and ladders. The loft is boarded with lighting.



### **Principal Bedroom**

11'7" x 8'5"

A generous principal bedroom enjoying dual aspect UPVC double glazed windows to front and side elevation, having made to measure blinds, inbuilt wardrobes, fitted carpet, ceiling light fitting, radiator, wall thermostat, ample sockets and door to:

### **En-suite**

5'10" x 4'7"

With a push flush WC, pedestal hand basin and walk-in shower with tiled surround and glass sliding door/screen. Having partly tiled walls to create splashbacks, UPVC double glazed obscure glass window with made to measure blinds to front elevation, wood style flooring, ceiling light fitting and heated towel rail.

### **Bedroom Two**

12'2" x 10'10"

A lovely second double bedroom with a UPVC double glazed window to front elevation having made to measure blinds, fitted carpet, inbuilt wardrobes, ample sockets, ceiling light fitting and radiator.

### **Bedroom Three**

10'8" x 9'1"

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

### **Bedroom Four**

10'10" x 10'2"

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

### **Family Bathroom**

6'11" x 5'6"

With a push flush WC, pedestal hand basin and panelled bath with over the bath shower and folding screen. With partly tiled walls creating splashbacks, wood style flooring, radiator, UPVC double glazed obscure glass window with made to measure blinds to rear elevation and ceiling light fitting.

### **Council Tax Band**

The council tax band for this property is E

### **NB: Tenure**

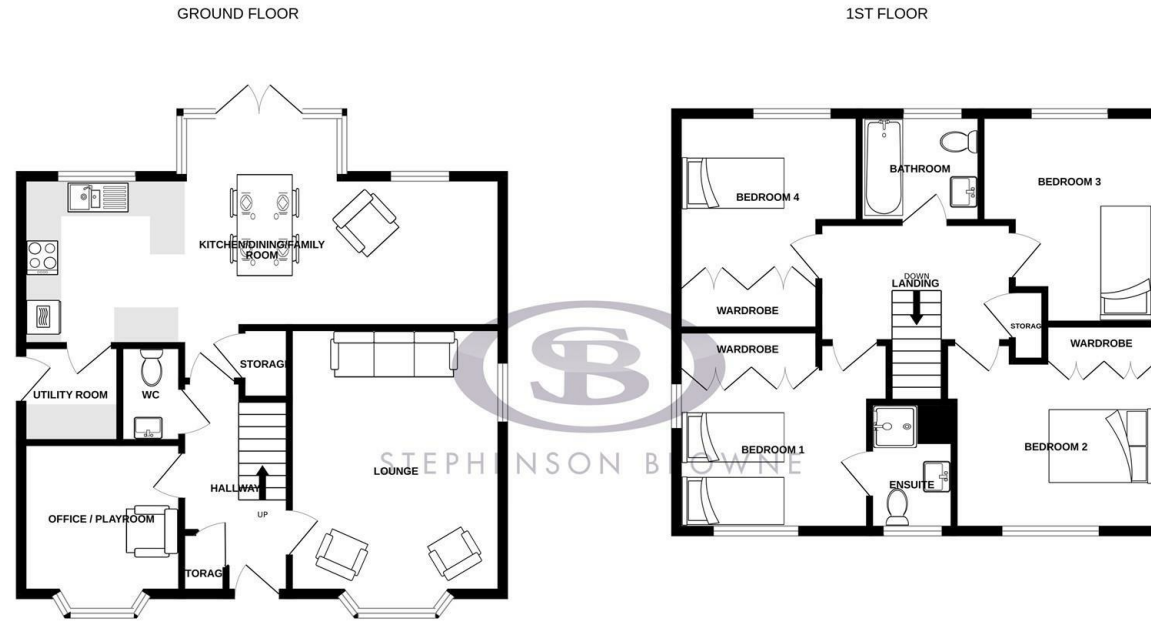
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **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) <b>A</b>			92
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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