



16 Kellet Way

ST7 2ZY

£340,000



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STEPHENSON BROWNE

A well presented four bedroom detached family home in a fantastic cul-de-sac position on the highly sought after 'Lloyd Mews' development, built by Barratt Homes in 2019. An entrance hall leads to a lounge, with a generous kitchen/diner benefitting from French doors which lead into the rear garden, with a utility cupboard and downstairs W/C completing the ground floor.

Upstairs there are four bedrooms, with the principal bedroom featuring an en-suite shower room, second double bedroom and two single bedrooms. There is also a family bathroom which completes the internal accommodation.

Ample off-road parking is provided via a tarmac driveway leading to a detached single garage, whilst the rear garden features lawned and patio areas and is fully enclosed.

Situated just off Dunnocksfold Road, the property is walking distance from Alsager School, Alsager Leisure centre and Alsager Sports Hub, creating an ideal environment for families whilst retaining good transport links to routes such as the M6, A500 and A34.

A very well presented family home which must be viewed to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Composite entrance door with double glazed frosted inserts. Single panel radiator. Doors to all rooms. Stairs to the first floor. Understairs storage cupboard.

Downstairs WC

2'8" x 7'1"

Two piece suite comprising a low level wc with push button flush and a pedestal wash hand basin with mixer tap and splashback tiling. Double glazed frosted window to the front elevation. Single panel radiator.

Lounge

10'8" x 16'4"

Double glazed partly frosted window to the front elevation. Single panel radiator.

Kitchen/Diner

11'0" x 18'1"

Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated dishwasher. Integrated oven with gas hob with extractor canopy over. Integrated fridge/freezer. Double glazed window to the rear elevation. Double glazed French doors opening to the rear garden. Double panel radiator.

Utility Cupboard

3'8" x 2'8"

Wall mounted gas central heating boiler. Space and plumbing for washing machine. Wall mounted storage cupboard.

First Floor Landing

Doors to all rooms. Loft access point. Storage cupboard.

Principal Bedroom

13'8" x 8'11"

Single panel radiator. Double glazed window to the front elevation. TV aerial point. Telephone point. Door into:-

En-Suite Shower Room

5'11" x 6'5"

Three piece suite comprising a low level wc with push button flush, pedestal wash hand basin with mixer tap and splashback tiling and a shower cubicle having shower over and tiled walls. Shaver point.

Bedroom Two

9'9" x 9'4"

Double glazed window to the rear elevation. Single panel radiator.

Bedroom Three

7'0" x 8'10"

Double glazed window to the front elevation. Single panel radiator.



Bedroom Four

8'6" x 6'5"

Double glazed window to the rear elevation. Single panel radiator.

Family Bathroom

5'7" x 6'11"

Three piece suite comprising a low level wc with push button, pedestal wash hand basin with mixer tap and splashback tiling and a panelled bath with mixer tap. Partly tiled walls. Double panel radiator. Double glazed window to the side elevation.

Externally

The front of the property is approached by a Tarmac driveway leading down the side to a detached garage, providing parking for numerous vehicles. Paved pathway to the front door. Front boarder housing shrubs. EV charging point. Access gate to the rear garden. The rear garden is mainly laid to lawn with paved patio area providing ample space for garden furniture. Fenced boundaries.

Detached Garage

16'6" x 9'3"

Up and over door to the front. Power and lighting.

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.

Council Tax Band

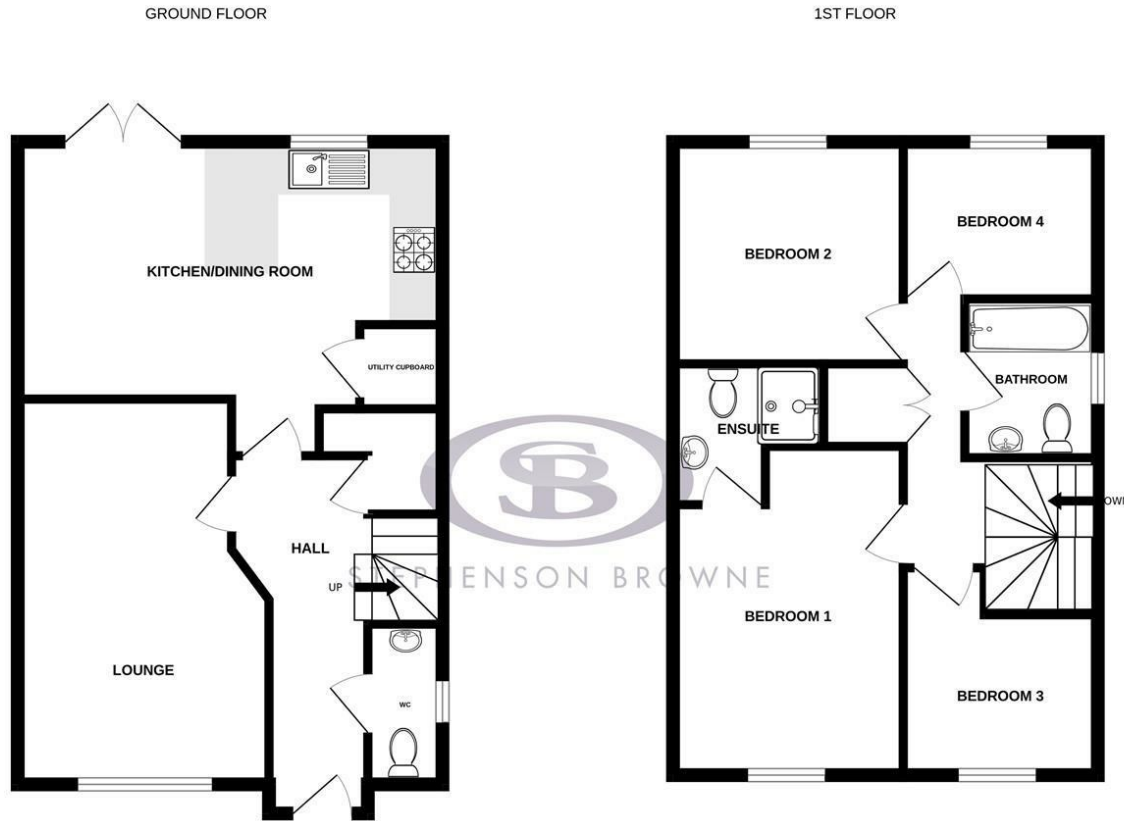
The council tax band for this property is D.

NB: Copyright

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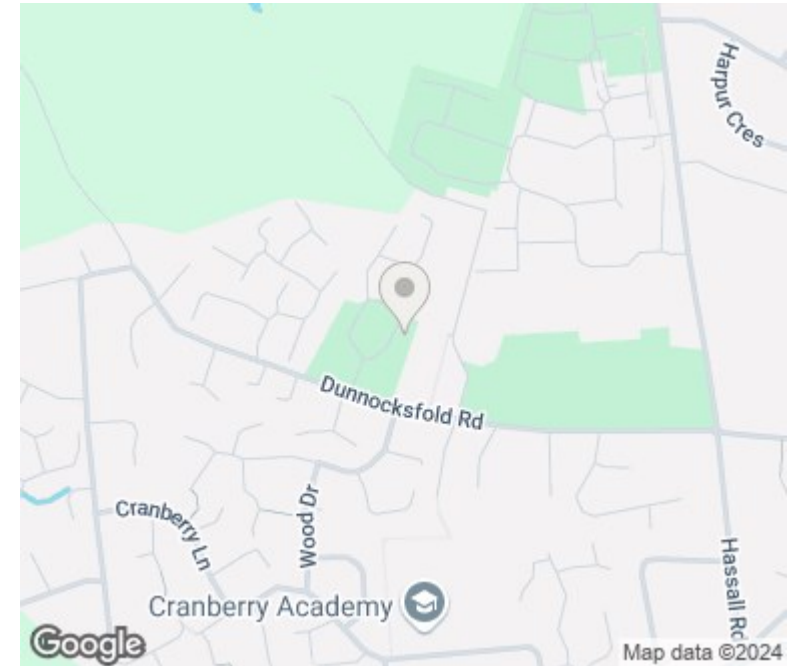


Floor Plan



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.
Made with Metropix v2024.

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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 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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