



## 16 William Higgins Close

ST7 2GU

£375,000



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STEPHENSON BROWNE



Constructed in 2018 by Stewart Milne Homes to "The Glenmore" design, this fabulous and spacious four bedroom detached property is a modern classic. The frontage adds a great deal of character along with the arched lintels over the windows, akin to more traditional styles. The property has been well kept and improved by the current owners since new offering versatile, modern family accommodation throughout which would suit the busy needs of any upsizing family.

The Stables is a very popular modern development on the fringe of Alsager and is still situated conveniently close to Cranberry Academy and not too far from Alsager School.

Accompanying the property are a number of notable features, some of which include: energy-efficient double glazing and gas central heating, downstairs cloakroom with white sanitary ware, spacious lounge with glaze doors opening out onto the rear garden, a fitted contemporary style kitchen complete with a variety of integrated units and separate utility room, a versatile family room/downstairs office, four generous double bedrooms, two of which enjoy ensuite facilities and built in wardrobes (walk-in wardrobe to the master), two handy storage cupboards off the landing and a modern three-piece family bathroom.

Externally the property enjoys an integral garage which could be converted to create an additional room (subject to planning permission), a driveway providing off-road parking, and good size gardens to the rear.

To fully appreciate the properties true size, modern conveniences, family layout and many attributes, viewing comes highly recommended.





### **Accommodation**

Having a canopy porch with downlights and a composite panel entrance door opening into:

### **Entrance Hall**

With stairs to first floor, ceiling light, radiator, door giving access to garage, thermostat, door into:

### **Cloakroom**

With inset spotlighting, double glazed window to side elevation, tile effect vinyl flooring, radiator, low-level WC, a free-floating hand wash basin with mixer tap and mirrored splashback.

### **Family Room/Office**

10'4" x 9'3"

With double glazed window to front, ceiling light, TV point, radiator, telephone point.

### **Kitchen/Diner**

14'10" x 9'10"

With inset spotlights, double glaze window to rear elevation, a comprehensive range of wall, base and drawer units having wood effect roll top working surfaces over incorporating a one and a half bowl sink/drain unit, integrated dishwasher, a four ring Smeg hob with splashback and extractor canopy above, integrated double oven, integrated fridge/freezer, tile effect vinyl flooring, radiator, door into:

### **Utility Room**

6'4" x 4'2"

With composite panel doors giving access to the rear, matching working surfaces to the kitchen with space and plumbing below for automatic washing machine and further white goods.

### **Lounge**

14'10" x 13'1"

Having two UPVC double glazed doors giving access to the rear garden, contemporary ceiling light, and power points, TV point, telephone point, two radiators.

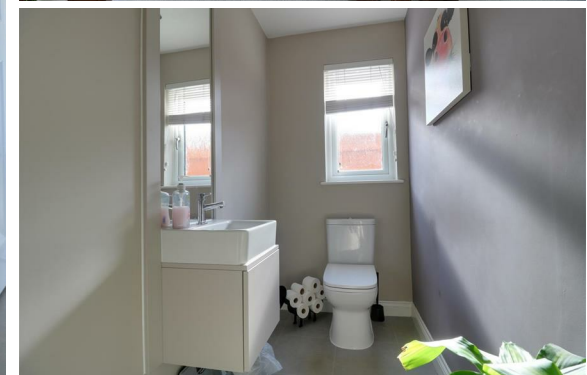
### **First Floor Landing**

With doors to rooms, double glazed window to side elevation, radiator, built in storage cupboard housing the hot water cylinder, a second over stairs storage cupboard, door into:

### **Master Bedroom**

14'2" x 10'2"

Having double glazed Juliet balcony to the front elevation, radiator, thermostat, TV point, ample power points, walk-in wardrobe, door into:





### **En-suite**

8'11" x 4'11"

Max measurements - With inset spotlighting, extractor point, double glazed frosted window to side elevation, shaver point, a chrome ladder style heated towel rail and a white three-piece suite comprising of: a low-level pushbutton WC with concealed cistern, vanity hand wash basin with water for mixer tap and a walk-in shower with glazed opening door housing wall mounted mixer shower.

### **Bedroom Two**

11'1" x 10'0"

With double glaze window to rear, radiator, built-in wardrobes with mirrored sliding doors, TV point, door into:

### **En-suite**

4'9" x 4'9"

Maximum measurements - With double glazed frosted window to rear, extractor point, inset spotlighting, radiator and a white three-piece suite comprising of: a low-level pushbutton WC, pedestal hand wash basin with chrome mixer tap and a walk-in shower cubicle with mixer shower being fully tiled where visible.

### **Bedroom Three**

12'6" x 9'4"

A good size 30 double room with double glaze window to rear, three point ceiling light, radiator, TV point.

### **Bedroom Four**

8'11" x 9'0"

A well proportioned fourth room with double glaze window to rear, radiator, ample power points.

### **Family Bathroom**

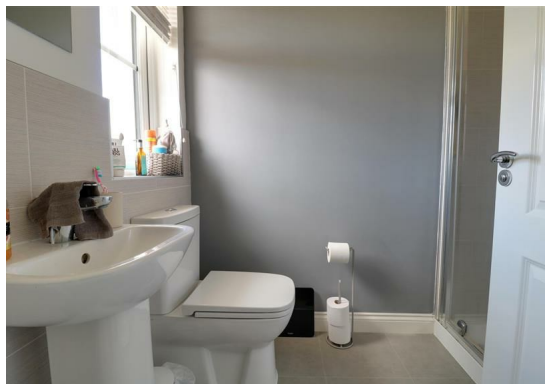
6'10" x 5'7"

Maximum measurements - Having double glazed window to side elevation, tile effect vinyl flooring, radiator and a stylish three-piece suite comprising of: low-level WC with concealed cistern, vanity hand wash basin with chrome mixer tap and mirrored splashback and a panelled bath with tiled splashback.

### **Integral Garage**

17'2" x 8'4"

With a single up and over door, power, lighting, telephone point and a wall mounted gas boiler serving central heating and domestic hot water systems.



**Externally**

The front of the property is approached by a tarmac driveway leading up to the garage in turn providing valuable off-road parking, and easy to maintain front garden with lawn area under paved pathway leading at the side of the property giving access to:

The rear garden has fenced boundaries to all three sides, a paved patio area providing ample space for garden furniture, a garden store, wall light,, water point, laid to lawn and at the foot of the garden there is a well-stocked border housing a variety of mature trees, shrubs and plants.

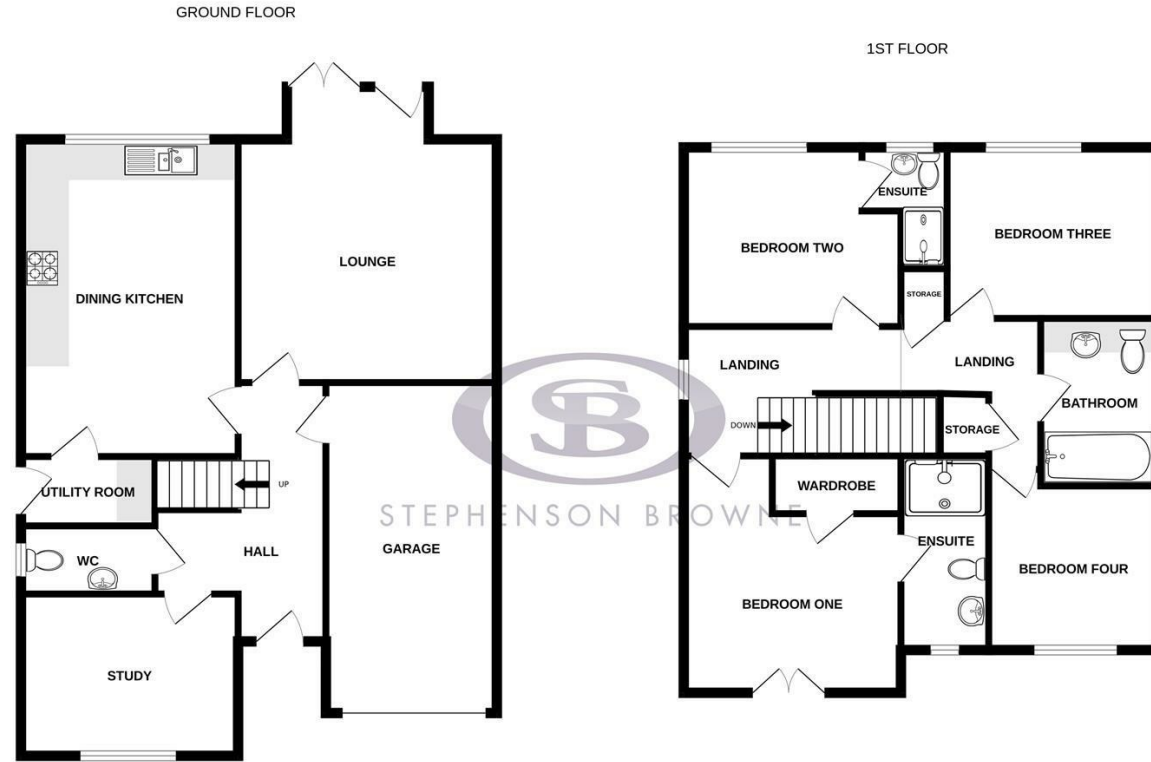
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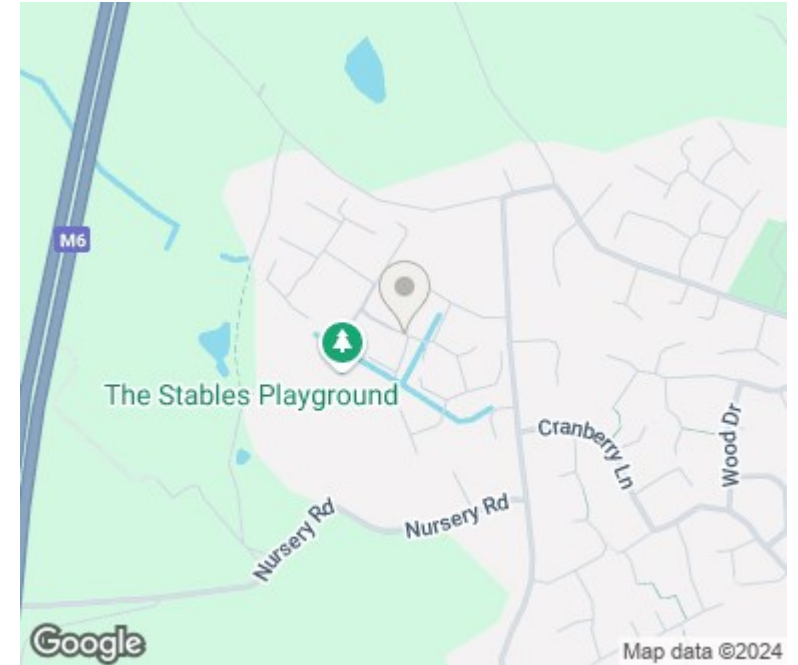


## Floor Plan



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) A			93
(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 <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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