



## 9 William Higgins Close

ST7 2GU

£375,000



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STEPHENSON BROWNE



**IMMACULATE FAMILY HOME - CLOSE TO SCHOOLS** - This immaculate 4 bed detached family home offers stylish accommodation ideal for modern day living. Positioned close to the beginning of the development and enjoying a corner plot overlooking an attractive small green space to the front, the property has a lovely curb appeal benefitting from a recently improved driveway.

The property has also been improved by the current owner since new with the addition of a number of extras, enhancing the already high specification throughout. Internally, the layout works tremendously well, being centred around a spacious hallway with the balustrade staircase ascending to the first floor, whilst the lounge sits to the rear overlooking the garden with doors opening out to the patio. The beautiful breakfast kitchen is fitted with subtle but tasteful units with integrated appliances and ample space for a table and chairs. We also have a separate dining room and utility room to the ground floor, four good size bedrooms, two with En-suite shower rooms and a main bathroom all await your visit and well worth it they are too!

To fully appreciate the properties position on the estate, viewing comes highly recommended.

## ACCOMMODATION

### ENTRANCE HALL

With uPVC door to front elevation, two ceiling lights, radiator and laminate flooring.

### LIVING ROOM

14'10" x 12'6" (4.524 x 3.827 )

With uPVC french doors to rear elevation, radiator, ceiling light, TV point and plug sockets.

### DINING ROOM

10'6" x 9'3" (3.210 x 2.830 )

Having dual aspect uPVC window to front and side elevation, radiator, feature ceiling light and ample power points.

### BREAKFAST KITCHEN

9'10" x 14'9" (3.015 x 4.509 )

Having uPVC window to rear elevation, range of wall and base units with working surfaces over, Smeg oven and grill, 5 ring gas hob with extractor over, stainless steel one and a half bowl sink with drainer, laminate flooring, inset spotlights, door into:

### UTILITY

7'2" x 4'1" (2.201 x 1.266 )

With uPVC door to side elevation, radiator, room for freestanding washing machine and dryer, ceiling light and matching working surfaces to the kitchen.

### WC

With uPVC frosted window to side elevation, a low level WC, wall mounted sink, laminate flooring and inset spotlights.

### FIRST FLOOR LANDING

With doors to all rooms, double glazed window to side elevation, ceiling light, access to loft space via loft hatch, door into:

### BEDROOM ONE

10'4" x 14'2" (3.163 x 4.330 )

With double glazed French doors opening out onto the Juliette balcony, radiator, ceiling light ample power points, door into:

### EN-SUITE

With uPVC frosted window to front elevation, shower cubical with mixer shower and decorative tiled splashback, a low level WC, pedestal hand wash sink, shaver point, extractor point and inset spotlighting.

### BEDROOM TWO

10'1" x 11'2" (3.094 x 3.428 )

With uPVC window to rear elevation, ceiling light, radiator, TV point and ample power points.







#### **EN-SUITE**

Having uPVC frosted window to rear elevation, ceiling light, extractor point and a white three-piece suite comprising of: a low level push button WC, pedestal hand wash basin with chrome mixer tap and tiled splashback and a walk-in shower cubicle with glazed bi-folding door housing a wall mounted mixer shower being fully tiled where visible.

#### **BEDROOM THREE**

9'4" x 12'5" (2.867 x 3.802 )

With uPVC window to rear elevation, ceiling light, radiator and ample power points.

#### **BEDROOM FOUR**

10'1" x 9'3" (3.086 x 2.826 )

A well proportioned fourth bedroom with uPVC window to front elevation, radiator, ceiling light and ample power points.

#### **INTEGRAL GARAGE**

8'7" x 16'6" (2.631 x 5.052 )

Having a single up and over door, power & lighting.

#### **BATHROOM**

5'7" x 6'10" (1.716 x 2.098 )

With uPVC frosted window to side elevation, a white three piece suite comprising of: A low level WC, a panelled bath with shower over, ability how much basin with mixer tap, tiled splashback and cupboard below, ceiling light, extractor and a radiator.

#### **EXTERNALLY**

The property is approached via a tarmac driveway leading to the integral garage in turn providing off road parking for several vehicles, the front garden is of a good size being situated on a corner plot and enjoys ease of maintenance been mainly laid to gravel sections with mature borders which wrap around the side of the property.

The rear garden is enclosed by fenced boundaries to all three sides, and extended paved patio area provides ample space for garden furniture, are raised mainly laid to lawn enjoys well-stocked borders housing a variety of established trees, shrubs and plants, a water point and access the front coming made via either side of the property.

#### **NB: Copyright**

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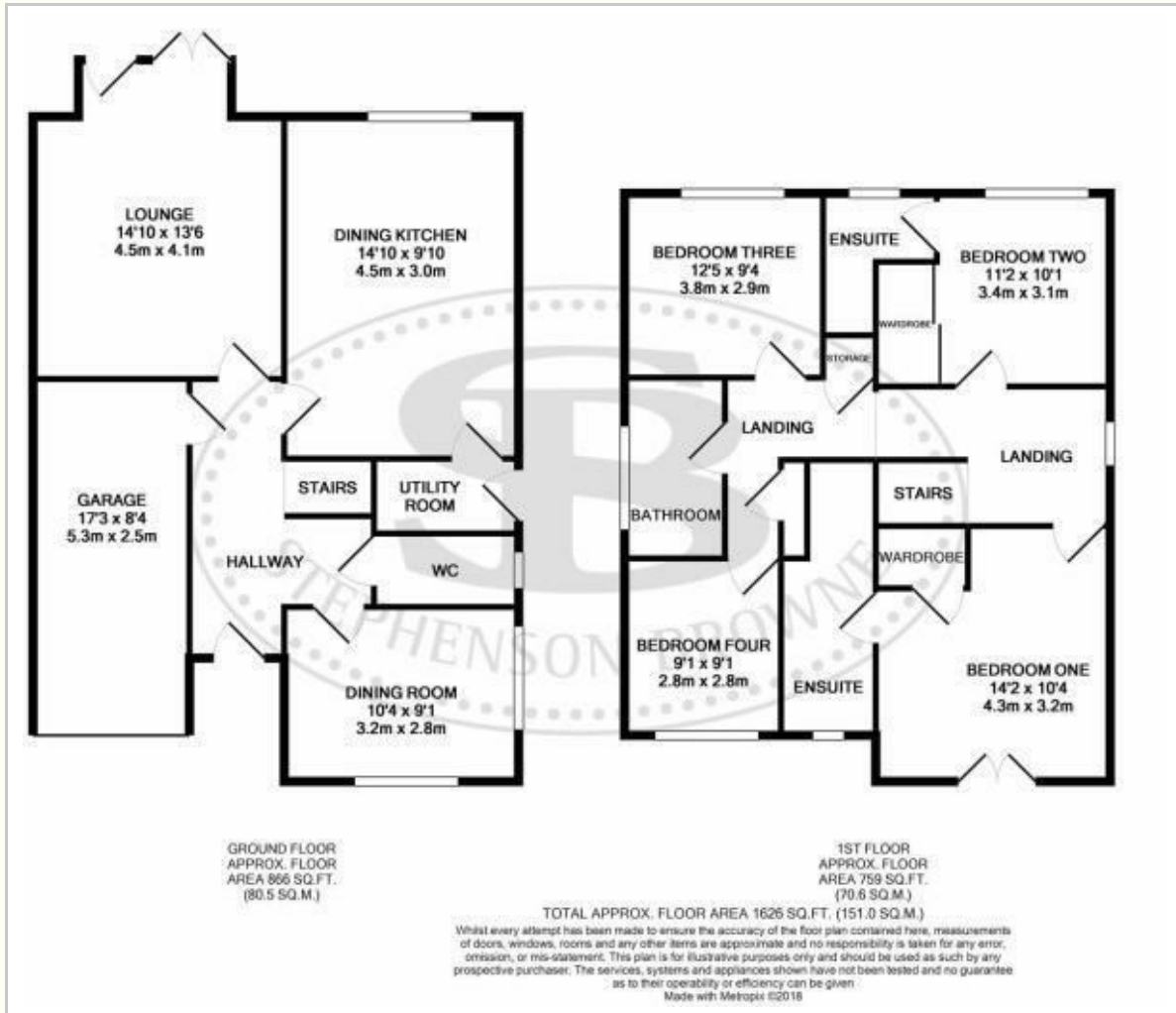
#### **NB: Tenure**

We have been advised that the property tenure is LEASEHOLD. However, we understand the current seller is due to purchase the freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

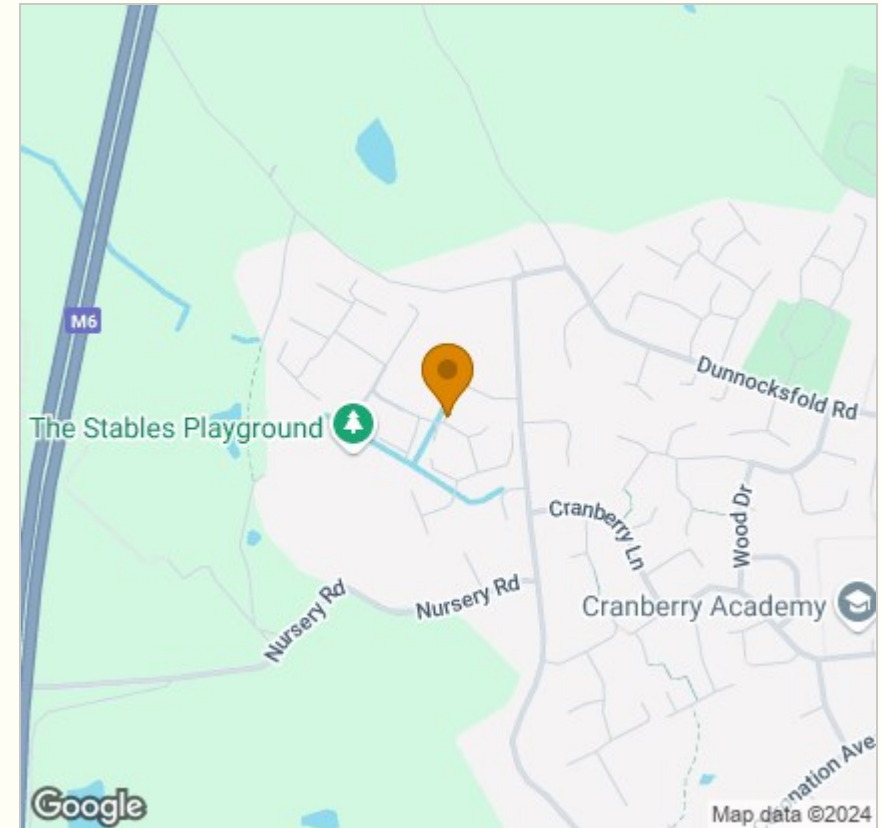




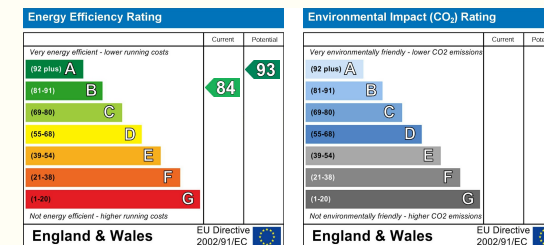
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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