



**34 Oakley Drive**

ST7 2WH

**Offers In The Region Of £550,000**



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STEPHENSON BROWNE



Welcome to Oakley Drive, an impeccable example of a **FOUR BEDROOM DETACHED** property situated at the front of the Crofton development, constructed by Seddon Homes to "The Marsden" design. Boasting open plan living, four **DOUBLE** bedrooms, and enjoying a contemporary style consistent throughout, this property is the ideal home for modern families and is certainly not one to be missed.

Previously used as the show home, on entry you will find the hallway, with access to: WC, study and a generous lounge with bay window to the front. The fantastic open plan kitchen diner/family room is a versatile space, opening to a single storey extension being used as an additional family room and having bi-fold doors onto the garden, introducing an indoor/outdoor aspect and creating a real hub for the family to relax in, or alternatively provides an impressive entertaining space. The room also offers a number of other impressive features including: 'SieMatic' kitchen units with breakfast bar and integral Neff appliances, tiled flooring throughout, and entry to the separate utility.

To the first floor is a spacious principal bedroom enjoying built in wardrobes and it's own en-suite in addition to three more excellent double bedrooms. It is worth noting that bedroom two and three share an en-suite shower room and, completing the internal aspect of the property, is the family bathroom boasting a three piece suite.

Externally, the home occupies a lovely plot, with parking for a number of vehicles with the dual driveway and detached double garage. The rear garden has two separate areas, a mature garden with spacious patio and a separate garden with artificial lawn for ease of maintenance - also giving access to the garage through a side door.

The property is within easy reach of numerous local amenities and also highly regarded schooling. To appreciate Oakley Drive's position, stunning interior and overall space, an early viewing is highly recommended.





### **Entrance Hall**

Doors to all rooms. Stairs to the first floor. Double panel radiator. Understairs storage cupboard.

### **Lounge**

10'10" x 17'6" into bay

Double glazed bay window to the front elevation. Double panel radiator. TV aerial and telephone points.

### **Study**

6'2" x 8'1"

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

### **Downstairs WC**

3'3" x 7'4"

Double glazed frosted window to the side elevation. Heated towel rail. Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin with mixer tap and splashback tiling.

### **Kitchen Diner/Family Room**

26'4" x 11'7"

A range of wall, base and drawer units with work surfaces over incorporating a 1.5 bowl stainless steel sink unit with drainer and mixer tap. A range of integrated Neff appliances including fridge freezer, oven, additional oven/microwave, electric hob and dishwasher. Extractor over. Double panel radiator. Modern wall mounted radiator. Double glazed window to the rear elevation. Inset spotlighting. Opening into:-

### **Extension**

13'11" x 8'8"

Double glazed window to the side elevation. Modern wall mounted radiator. Inset spotlighting. Bi-fold doors opening to the rear garden.

### **Utility Room**

8'1" x 5'5"

Single panel radiator. Composite door with double glazed frosted inset opening to the side garden. Range of wall and base units with work surface over incorporating a stainless steel single drainer sink unit with mixer tap. Space and plumbing for a washing machine. Space for a tumble dryer.

### **First Floor Landing**

Doors to all rooms. Loft access point. Storage cupboard having shelving and the wall mounted gas central heating boiler.

### **Principal Bedroom**

11'1" x 17'7" into bay

Double glazed bay window to the front elevation. Fitted wardrobes with hanging rail, shelving and mirrored sliding doors. Single panel radiator.





### **En-Suite**

6'10" x 5'8"

Double glazed frosted window to the front elevation. 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 with shower over. Heated towel rail.

### **Bedroom Two**

11'7" x 11'2"

Single panel radiator. Double glazed window to the front elevation. Fitted wardrobes with hanging rail and shelving. Access to en-suite.

### **Bedroom Three**

9'8" x 11'0"

Single panel radiator. Double glazed window to the rear elevation. Fitted bedroom furniture including drawers and wardrobes with hanging rail and shelving. Door into:-

### **Jack and Jill En-Suite**

4'6" x 7'1"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a shower cubicle with electric shower over. Heated towel rail. Shaver point. Double glazed frosted window to the side elevation.

### **Bedroom Four**

7'5" x 11'9"

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

### **Family Bathroom**

7'3" x 5'6"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a tiled bath with mixer tap and rinser attachment. Partly tiled walls. Inset spotlighting. Heated towel rail. Double glazed frosted window to the rear elevation.

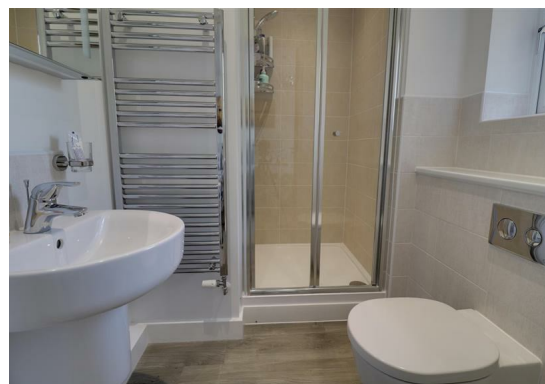
### **Externally**

The property is positioned on a generous plot having two block paved driveways providing ample off road parking leading to the detached garage. An access gate provides access to the rear garden. The rear garden has two separate areas, a mature garden with spacious patio and a separate garden with artificial lawn for ease of maintenance - also giving access to the garage through a side door. Fenced boundaries.

### **Detached Double Garage**

16'6" x 17'1"

Previously the marketing suite for the development having vaulted ceiling. Double up and over door to the front. Composite door having double glazed frosted insets with the side. Power and lighting.





**Council Tax Band**

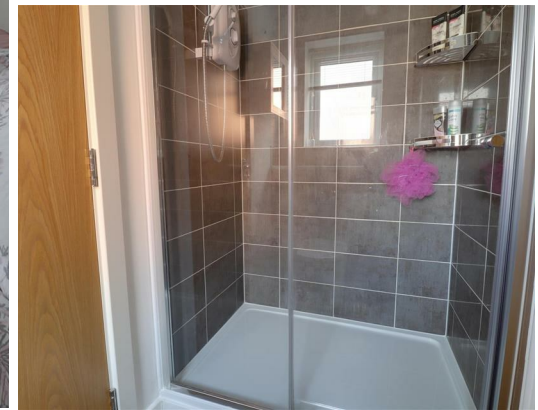
The council tax band for this property is F.

**NB: Tenure**

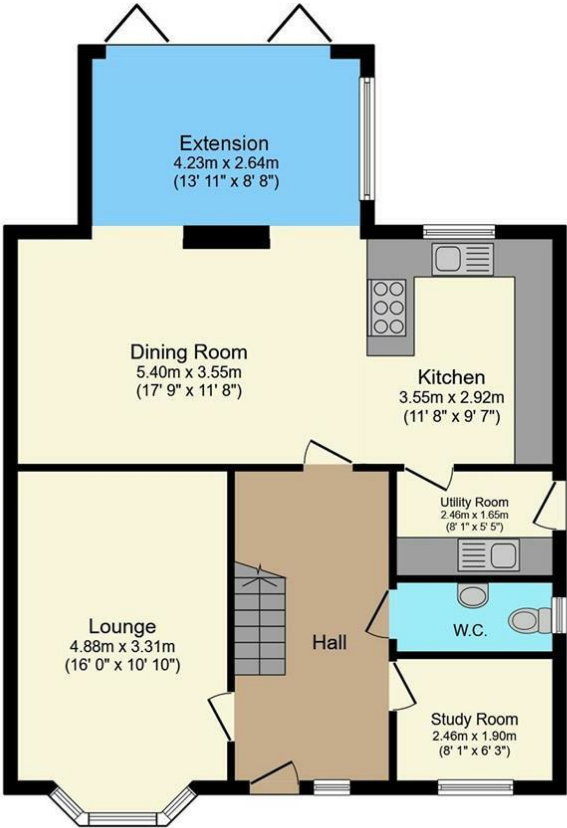
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

**NB: Copyright**

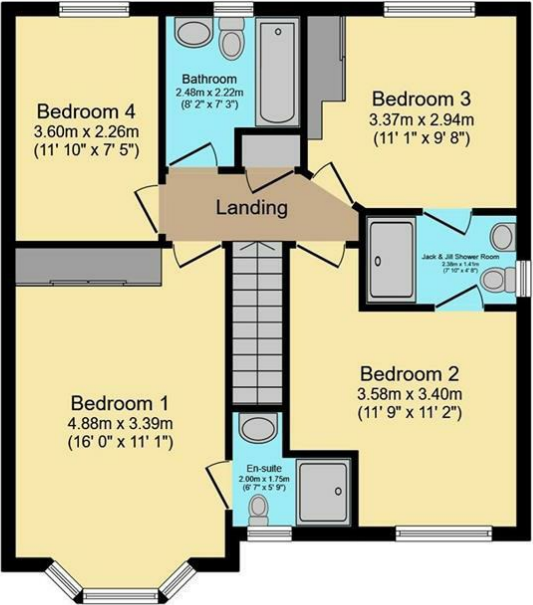
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Floor Plan



Ground Floor

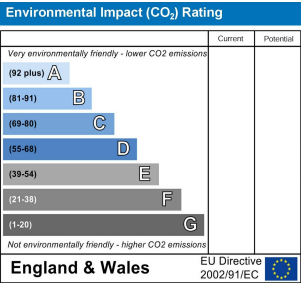
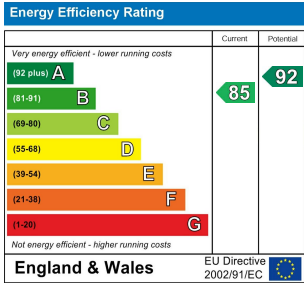


First Floor

Total floor area 150.6 sq.m. (1,621 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

Area Map



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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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW  
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk