



## 1 Heathwood Drive

ST7 2HW

**Offers Over £650,000**



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STEPHENSON BROWNE

**CENTRAL LOCATION - ENERGY EFFICIENT NEW BUILD BUNGALOW** - An executive, individually designed detached bungalow situated within the heart of Alsager, close to a range of exceptional schooling and a growing variety of amenities that the village has to offer. The property has recently been constructed by a highly regarded local developer of repute. Not only has the property been designed with high specification in mind, but more importantly how efficient it is, with energy efficiency becoming a more important attribute to the modern buyer, equipped with modern solar panels, potential for electric car charging point and constructed with the most efficient and insulating materials, giving it the rare honour of being an 'A' rated, energy efficient home. Also, there are a number of data points throughout the home, ready and equipped for full fibre connectivity.

Accompanying this wonderful property are a wealth of attributes worthy of mention, some of which include:- Energy efficient flush casement double glazing throughout and aluminium sliding patio doors with low threshold, underfloor heating throughout, a spacious open plan lounge/kitchen diner with contemporary units, herringbone style flooring, a large open plan kitchen/dining/living area complete with contemporary 'shaker' style kitchen, Quartz stone breakfast bar and work surfaces, a range of Neff appliances and sliding patio door to the rear. There is also a separate handy utility room with space for a washer and dryer. All three bedrooms are double rooms with built-in dressing area and en-suite to the principal bedroom. The family bathroom features a five piece suite with separate bath, shower, WC and dual sinks. Both suites are complete with Hansgrohe and Grohe fittings.

To truly appreciate the size, specification and favourable position, early viewings come highly recommended. Call Stephenson Browne today to arrange yours and avoid missing out!



### **Entrance Hall**

Composite entrance door with double glazed frosted insets. Doors to all rooms. Underfloor heating. Telephone point. Loft access point. Storage cupboard.

### **Lounge/Kitchen Diner**

33'8" x 12'10"

A range of wall, base and drawer units with quartz work surfaces over incorporating a stainless steel sink unit with drainer and mixer tap. A range of integrated Neff appliances including induction hob with extractor canopy over, oven, microwave oven, dishwasher and fridge freezer. Double glazed windows to the rear elevation. Double glazed sliding patio doors opening to the rear garden. Skylight. Inset spotlighting. TV aerial and telephone points. Underfloor heating.

### **Store Room**

5'9" x 5'9"

Telephone point. Double glazed window to the front elevation. Underfloor heating. Opening into:-

### **Utility Room**

5'11" x 9'8"

Base units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Space and plumbing for a washing machine. Space for a tumble dryer. Double glazed window to the side elevation. Underfloor heating.

### **Principal Bedroom**

16'3" x 12'11"

Two double glazed windows to the rear elevation. TV aerial and telephone points. Underfloor heating. Door into:-

### **Dressing Room**

8'8" x 5'8"

Underfloor heating.

### **En-Suite**

9'8" x 5'3"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a double shower unit with shower over and rinser attachment. Double glazed frosted window to the side elevation. Heated towel rail. Fitted mirror. Underfloor heating.

### **Bedroom Two**

14'8" x 7'11"

Double glazed window to the front elevation. TV aerial and telephone points. Underfloor heating.

### **Bedroom Three**

14'8" x 7'11"

Double glazed window to the front elevation. TV aerial and telephone points. Underfloor heating.



### **Family Bathroom**

15'2" x 5'7"

Five piece suite comprising a low level WC with push button flush, dual vanity wash hand basins with mixer taps and storage cupboards below, a double shower unit with shower over and rinser attachment and a panelled bath with mixer tap. Half tiled walls. Heated towel rail. Fitted mirror. Velux skylight. Underfloor heating.

### **Externally**

The property is approached by a shale driveway providing ample off road parking for numerous vehicles. Mainly seeded with hedges and fenced boundaries. Access gate opening to the rear garden. The rear garden is mainly seeded with paved pathway.

### **Garage**

9'7" extending to 13'7" x 19'8"

Double glazed window to the front elevation. Electric roller door to the front. Hot water cylinder. Wall mounted Worcester Bosch gas central heating boiler. Telephone point. Pre-wired for EV car charging point.

### **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 TBC.

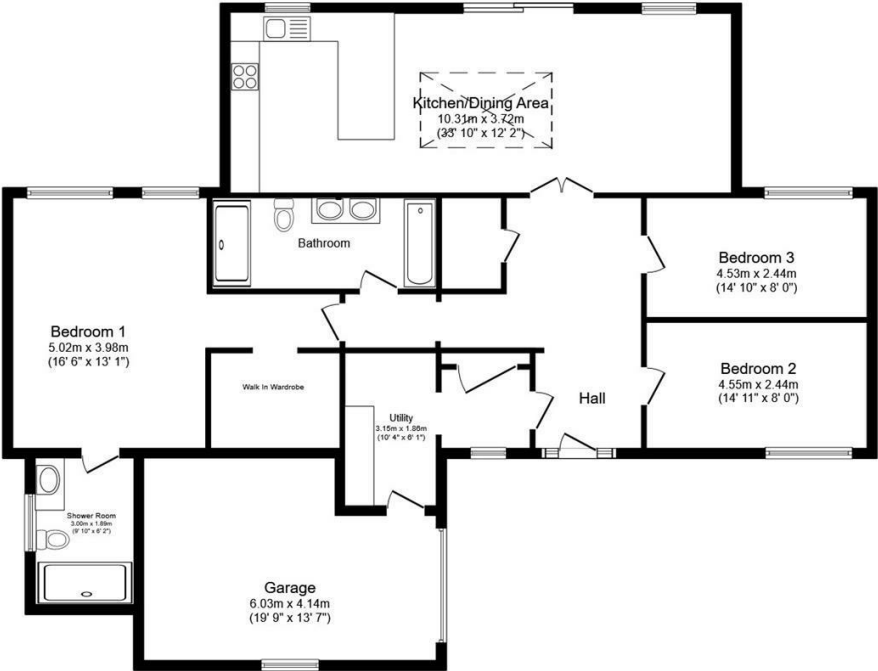
### **NB: Copyright**

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Floor Plan



Floor Plan  
Floor area 163.9 sq.m. (1,764 sq.ft.)

Total floor area: 163.9 sq.m. (1,764 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Area Map



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