16 Alfred Moseley Place

ST7 2ZL

£330,000

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STEPHENSON BROWNE

A beautifully presented modern four-bedroom detached family home presented to an exceptional standard throughout, overlooking a play area to the front aspect and accessed via a private road!

A superb opportunity to purchase a stunning family home in a sought-after area close to Alsager town centre, offering well-proportioned accommodation throughout which makes fantastic use of the available space, as well as a south-facing garden!

Built in 2023 to Wain Homes' 'Nelson' design, the property has been very well cared for and improved by the current owners to create a simply gorgeous home, benefiting from solar panels for further efficiency (which are owned outright).

An entrance hallway leads to the downstairs W/C and lounge, with a sizeable kitchen/diner featuring a host of integrated appliances and French doors leading to the rear garden. Upstairs, there are four bedrooms and a family bathroom, with the principal bedroom also benefiting from an en-suite shower room.

Ample off-road parking is provided via a tarmacadam driveway and a garage, whilst the delightful and fully enclosed south-facing rear garden features patio and lawned areas with a gravel border - ideal for families with children and/or pets!

Lawton Green is a sought-after development close to Alsager town centre, which benefits from excellent links to commuting routes such as the A34, A500 and M6. Several schools are nearby, including Church Lawton School, Alsager Highfields Foundation Primary School and Alsager School, whilst leisure facilities such as Alsager Golf & Country Club are also within easy reach.

A beautiful and modern family home offering fantastic living space! Please contact Stephenson Browne to arrange your viewing.

Entrance Hall
Fitted carpet, composite front door, ceiling light point, radiator.

Downstairs W/C
Vinyl herringbone effect flooring, UPVC double glazed window, ceiling light point, radiator, W/C, wash basin with tiled splashback.

Lounge
14'10" x 10'7"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Kitchen/Diner
19'4" x 11'7"
Maximum measurements - Vinyl herringbone effect flooring, UPVC double glazed window and French doors leading to the rear garden, two ceiling light points, radiator, one and a half bowl stainless steel sink with drainer, integrated hobs, cooker hood and oven, fridge/freezer, dishwasher. Space and plumbing for appliances, wall and base units providing ample storage space.

Landing
Fitted carpet, ceiling light point, radiator, airing cupboard, loft access.

Bedroom One
11'8" x 10'6"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

En-Suite
8'4" x 3'3"
Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, part tiled walls, chrome towel radiator, W/C, pedestal wash basin, shower cubicle.

Bedroom Two
12'2" x 8'0"
Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light points, radiator.

Bedroom Three
11'2" x 8'6"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator - currently used as a dressing room.

Bedroom Four
9'7" x 8'1"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom
6'3" x 6'1"
Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, chrome towel radiator, part tiled walls, W/C, pedestal wash basin, bath with overhead shower.

Outside
To the front of the property is a tarmacadam driveway (accessed via a private road/drive), with views onto the play area in front of the property. The rear garden is fully enclosed and features patio and lawned areas with a gravel border.

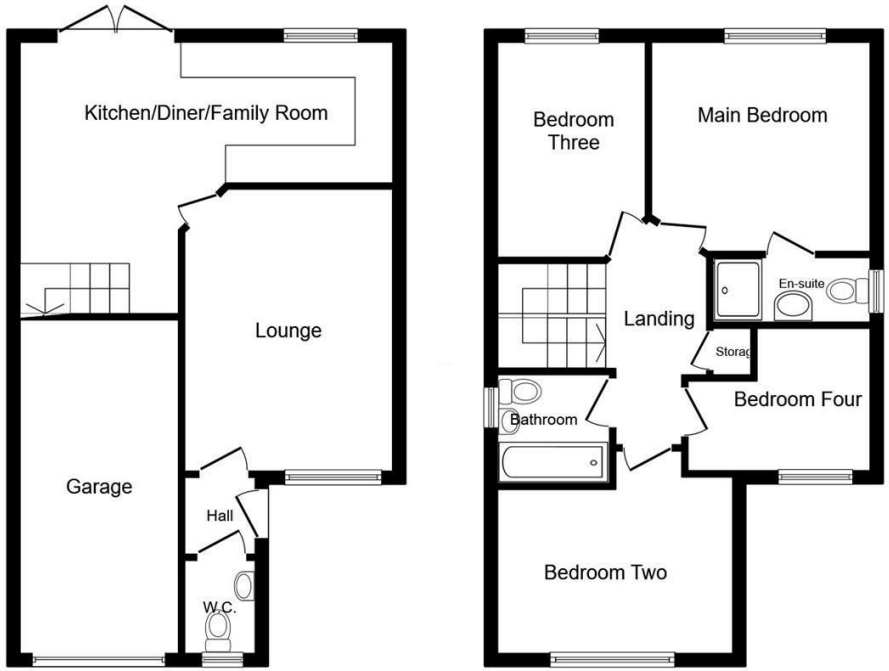
Garage
A single garage with Up and Over garage door, power and lighting, electric car charge point.

Council Tax Band
The council tax band for this property is E.

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
The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

Floor Plan



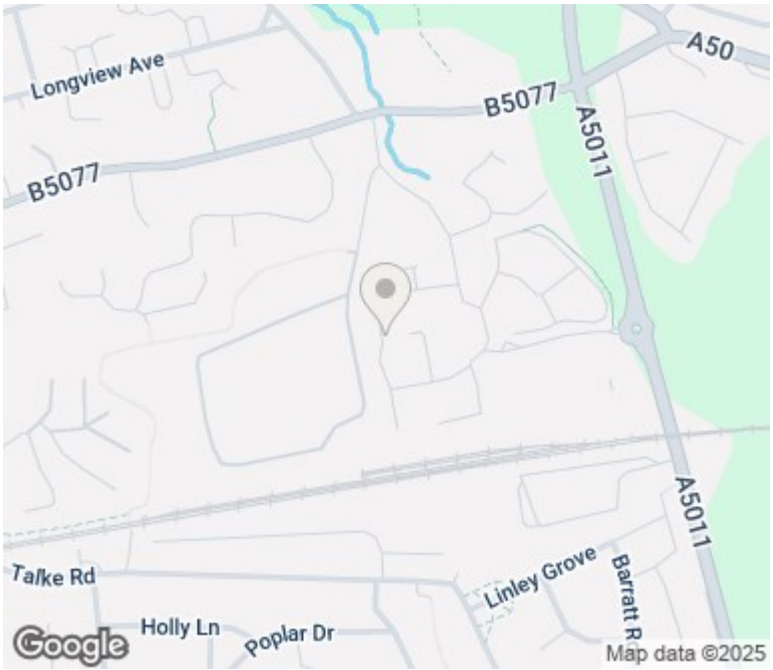
Ground Floor
Floor area 51.7 sq.m. (557 sq.ft.)

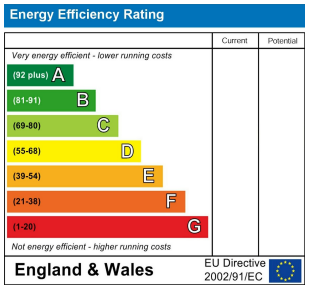
First Floor
Floor area 51.7 sq.m. (556 sq.ft.)

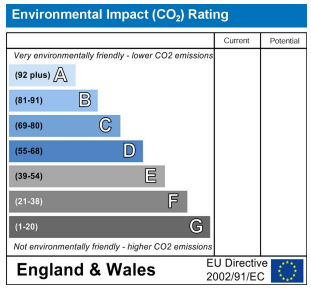
Total floor area: 103.4 sq.m. (1,113 sq.ft.)

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

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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