



33 Richard Woodcock Way

ST7 2ZH

£395,000



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STEPHENSON BROWNE

A simply stunning four bedroom detached family home on the popular Lawton Green estate overlooking a green space to the front, with two en-suite shower rooms and a sizeable kitchen/diner with an island and separate utility room!

This stylish and impressive family home was built by Wain Homes in 2023 to their 'Shakespeare' design, and has since been carefully improved by our current owners to create a gorgeous family home offering well-proportioned accommodation throughout and presented to a superb standard!

An entrance hallway leads to a downstairs W/C and a spacious lounge, whilst a beautiful kitchen/dining area features a host of integrated appliances and an island with a breakfast bar, with a useful utility room completing the ground floor.

Upstairs, there are four well-proportioned bedrooms, with the master bedroom and bedroom two benefiting from en-suite shower rooms, with a spacious four-piece family bathroom too! Off road parking is provided via a tarmacadam driveway and single garage (with power and lighting), whilst the rear garden features lawned and patio areas - 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

Composite front door, fitted carpet, ceiling light point, radiator, under stairs storage cupboard.

Downstairs W/C

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

Lounge

15'1" x 10'8"

Minimum measurements - fitted carpet, UPVC double glazed bay window, ceiling light point, radiator.

Kitchen/Diner

21'10" x 11'0"

Vinyl laminate effect flooring, UPVC double glazed window and French doors leading to the rear garden, downlights and ceiling light point, radiator, central island with breakfast bar, one and a half bowl stainless steel sink with drainer, integrated five ring gas hob and double oven, dishwasher, fridge/freezer, wall and base units providing ample storage.

Utility Room

9'4" x 5'0"

Vinyl laminate flooring, UPVC double glazed rear door, ceiling light point, radiator, stainless steel sink with drainer, space and plumbing for appliances, base units with work surface above, gas central heating boiler.

Landing

Fitted carpet, ceiling light point, storage cupboard, loft access.

Bedroom One

13'5" x 10'10"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

En-Suite Shower Room

7'9" x 4'9"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, part tiled walls, chrome towel radiator, W/C, pedestal wash basin, shower cubicle.

Bedroom Two

11'9" x 11'1"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

En-Suite Shower Room

5'8" x 5'2"

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 Three

11'4" x 8'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Four

11'2" x 9'3"

Maximum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom

8'3" x 7'11"

Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, part tiled walls, chrome towel radiator, W/C, pedestal wash basin, bath, separate shower cubicle.

Outside

To the front of the property is a double-width tarmacadam driveway with a lawned garden and border hedge, whilst the fully enclosed south-facing rear garden features lawned and patio areas - perfect for families looking to enjoy the summer sun!

Garage

A single garage with Up and Over garage door, power and lighting.

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

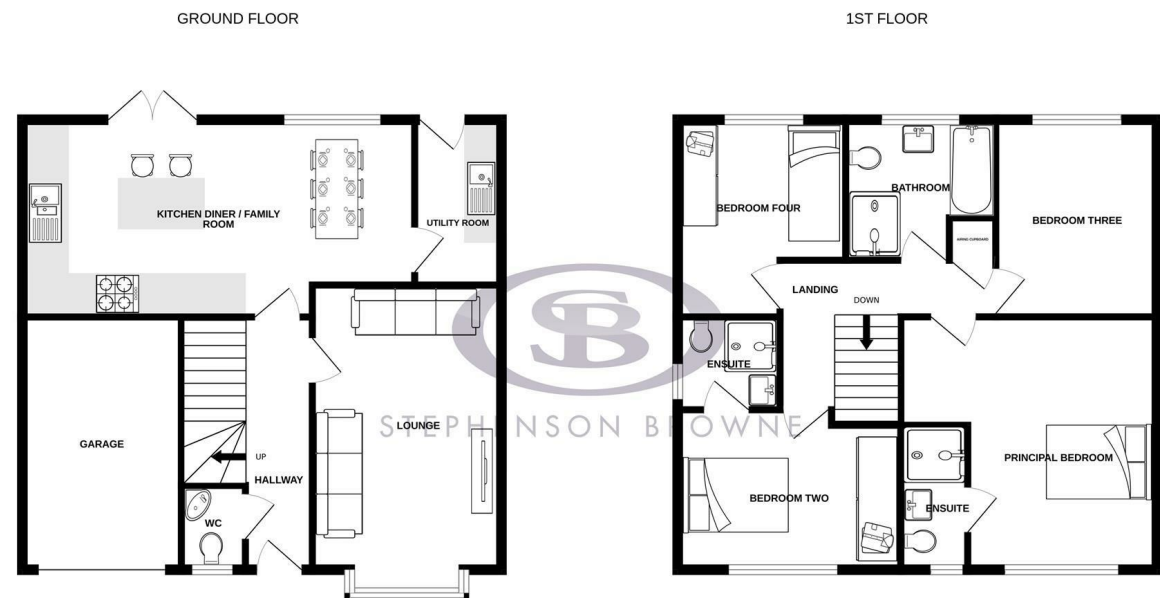
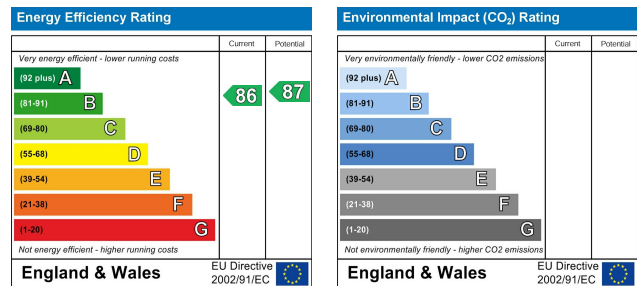
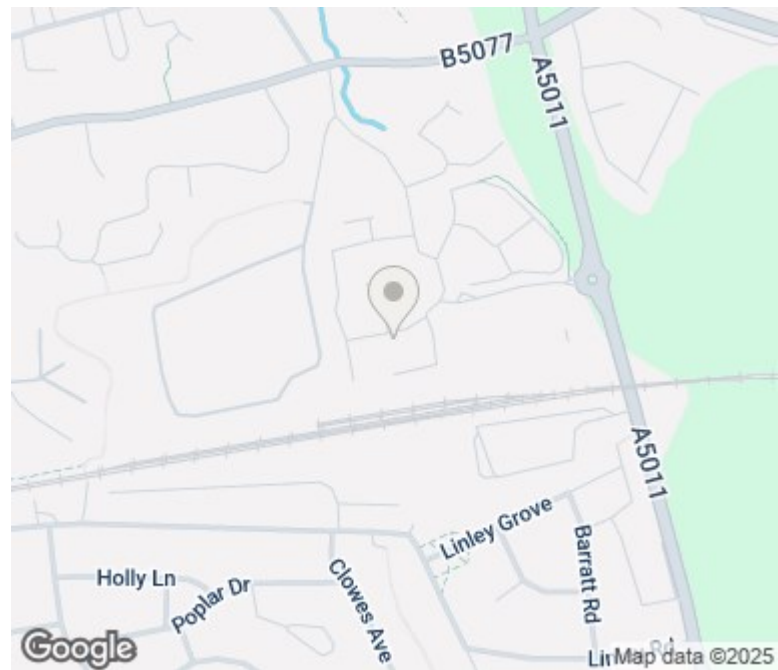
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Floor Plan

Area Map



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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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