



## 11 Gorsty Hill Close

CW2 5QS

**Offers Over £600,000**



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STEPHENSON BROWNE



Stephenson Browne are delighted to present this wonderful, rare opportunity to purchase a unique FIVE BEDROOM DETACHED tucked away at the end of a small, quiet cul-de-sac of exquisite homes on Gorsty Hill Close, Balterley. Situated in a prime position adjacent to Gorsty Hall Fishing Lake, The Broughton, and close to Wychwood Golf Club, the property also offers great commuter links, having access to M6, A500 and Crewe Train Station.

Accompanying this beautiful home is a wide range of features, including a spacious well planned layout comprising of: a generous entrance hall, lounge with French doors to the rear garden and dining room hosting a bay window! The lounge and dining room are separated via bi-fold doors, giving you the option for open plan living if desired. The fabulous kitchen space at the property boasts modern fitted units throughout, including a breakfast bar and fitted appliances. It is clear to see this is the real heart of the home - open plan with the sun room that also provides French doors to the garden, it serves as the perfect entertaining and family area. The ground floor is additionally home to a separate utility, WC and offers plenty of under stairs storage. As well as this, you will find another separate reception room, ideal for use of a playroom, office or music room - just another fine example of how Gorsty Hill Close provides you with the flexibility to live to suit your lifestyle!

To the first floor is an open landing, with entry to the grand principal bedroom boasting extensive wardrobes and a stylish ensuite, having a walk in shower and tiled walls and flooring. As well as this, you will find two more exceptional double bedrooms, with Bedroom Two also offering its own matching ensuite. Completing the first floor is the family bathroom and two single bedrooms.

To fully appreciate the spacious accommodation, secluded position and convenient location, an early viewing is highly recommended!





### **Entrance Hall**

uPVC panelled entrance door with double glazed frosted insets. Understairs storage cupboard. Double panel radiator.

### **Downstairs WC**

5'9" x 3'7"

Single panel radiator. Two piece suite comprising a low level WC with push button flush and vanity wash hand basin with mixer tap and storage cupboard below.

### **Study**

9'7" x 7'9"

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

### **Dining Room**

13'7" into bay x 11'3"

Double panel radiator. Double glazed bay window to the front elevation.

### **Lounge**

14'6" x 19'0"

Two double panel radiators. Wood burner with tiled hearth. French doors into:-

### **Conservatory**

10'2" x 8'8"

Double glazed windows all round. Double glazed door opening to the rear garden.

### **Kitchen Diner**

20'0" x 11'8"

Double glazed French doors opening to the rear garden. Double glazed window to the rear elevation. A range of high gloss wall, base and drawer units with quartz work surfaces over incorporating a 1.5 bowl stainless steel sink unit with mixer tap. Integrated full height fridge and freezer. Space for range style cooker with AEG extractor canopy over.

### **Utility Room**

7'11" x 4'7"

Range of wall and base units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Space for washing machine. Integrated dishwasher. Wall mounted gas central heating boiler. uPVC panelled door with double glazed inset opening to the rear garden.

### **First Floor Landing**

Doors to all rooms. Loft access point. Two single panel radiators. Double glazed window to the front elevation.





### **Principal Bedroom**

13'3" to robes x 11'4"

Range of fitted wardrobes with hanging rail and shelving. Single panel radiator. Double glazed window to the rear elevation. Door into:-

### **En-Suite**

5'9" x 8'3"

Heated towel rail. Double glazed frosted window to the side elevation. 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 cubicle with rainfall shower over.

### **Bedroom Two**

11'3" x 10'9"

Range of fitted wardrobes with hanging rail and shelving. Single panel radiator. Double glazed window to the front elevation. Door into:-

### **En-Suite**

8'1" max x 5'11"

Heated towel rail. Double glazed frosted window to the front elevation. Three piece suite comprising a low level WC, pedestal wash hand basin with mixer tap and a shower cubicle with shower over.

### **Bedroom Three**

11'1" x 10'1"

Range of fitted wardrobes with hanging rail and shelving. Single panel radiator. Double glazed window to the rear elevation.

### **Bedroom Four**

6'11" x 10'2"

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

### **Bedroom Five**

7'10" x 9'4"

Range of fitted wardrobes with hanging rail and shelving. Single panel radiator. Double glazed window to the rear elevation.

### **Family Bathroom**

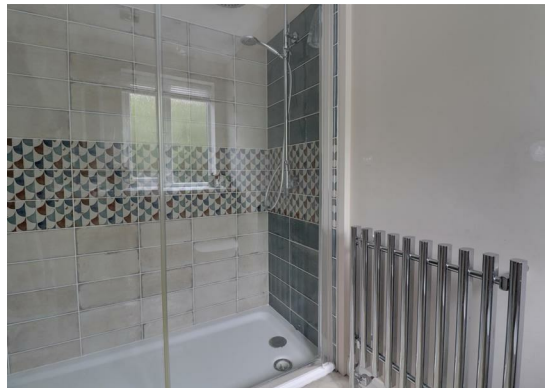
6'11" x 8'1"

Heated towel rail. Double glazed frosted window to the side elevation. 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 panelled bath with mixer tap.

### **Double Garage**

16'0" x 16'6"

Dual electric up and over doors to the front. Power and lighting. Courtesy door to the rear.





### **Externally**

The property is approached by a tarmac driveway providing ample off road parking for numerous vehicles. The front garden is mainly laid to lawn, paved pathway leading to an access gate to the rear garden. Paved patio areas to the rear provide ample space for garden furniture and outside dining and entertaining. Partially laid to artificial lawn for ease of maintenance. Fenced and walled boundaries.

### **Council Tax Band**

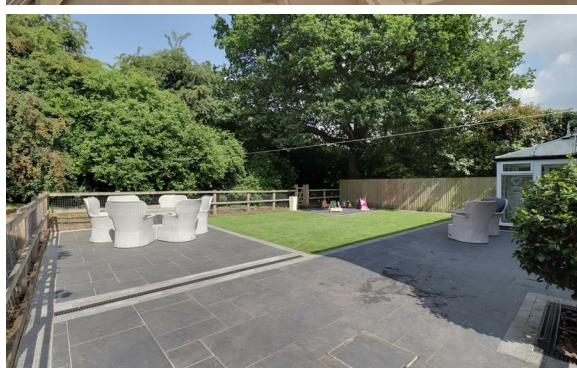
The council tax band for this property is g.

### **NB: Tenure**

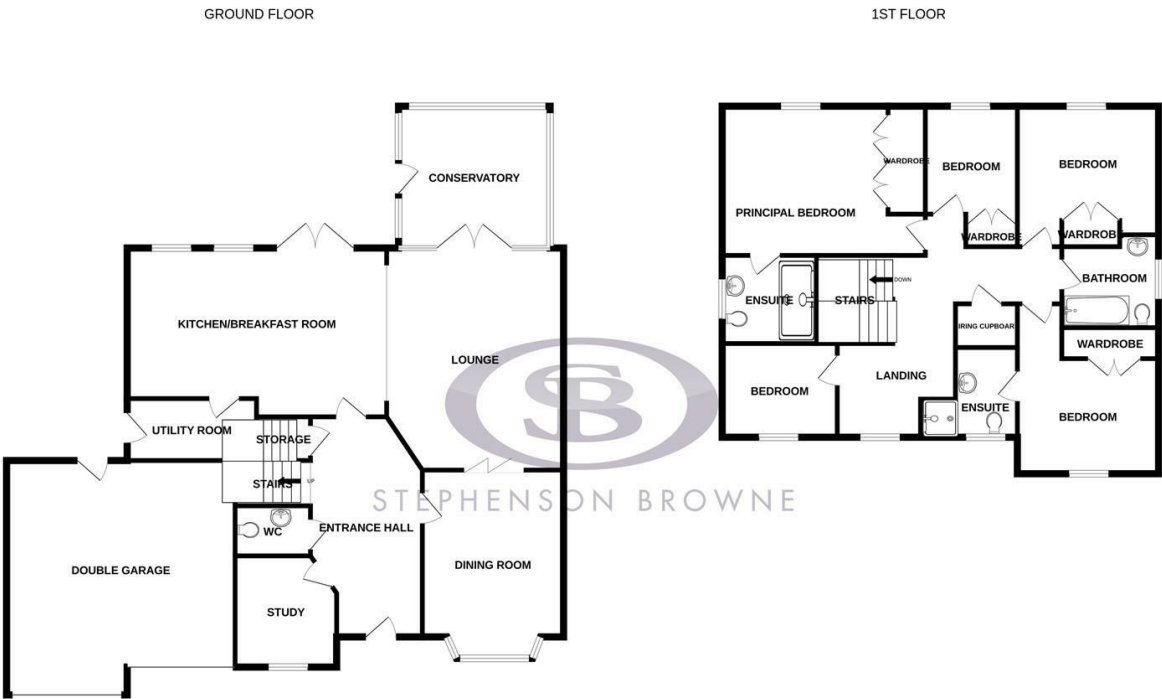
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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