



11 Norman Pidduck Close

ST7 2WJ

£350,000



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STEPHENSON BROWNE

A sizeable four bedroom detached family home nestled amongst woodland at the head of a quiet cul-de-sac, on the sought-after Lawton Green development in Alsager and offered for sale with no onward chain!

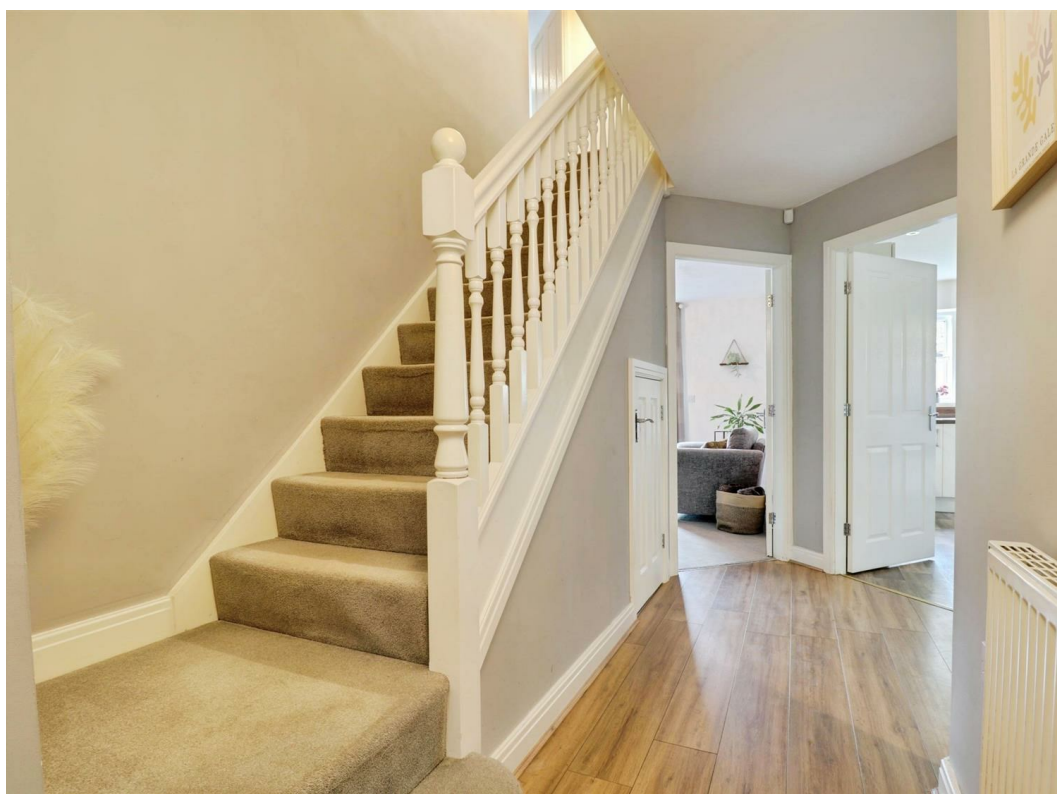
Occupying an enviable position in a quiet yet incredibly convenient location, this stylish and spacious family home is not one to be missed!

An entrance hallway leads to the downstairs W/C, a well-proportioned lounge, separate dining room, and a kitchen featuring a number of integrated appliances, with a very useful utility room completing the ground floor. Upstairs are four generous bedrooms (with the principal bedroom benefiting from an en-suite shower room), whilst the family bathroom also features a bath and a separate shower.

Ample off-road parking is provided via a tarmac driveway to the front of the property, with a lawned garden and border shrubs, as well as the garage (currently used as a gym space). The fully enclosed rear garden features lawned and patio areas with woodland to the side, creating an idyllic and peaceful setting to enjoy the best of the weather!

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, with woodland to the front and side! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Composite front door, laminate flooring, ceiling light point, radiator, under stairs storage cupboard.

Downstairs W/C

6'6" x 3'0"

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

Lounge

14'2" x 12'3"

Fitted carpet, UPVC double glazed French doors leading to the rear garden, ceiling light point, two radiators.

Dining Room

11'2" x 9'0"

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

Kitchen

10'7" x 9'6"

Minimum measurements - Vinyl laminate effect flooring, two UPVC double glazed windows, downlights, radiator, one and a half bowl stainless steel sink with drainer, wall and base units, integrated oven, five-ring gas hob, cooker hood, dishwasher, fridge/freezer.

Utility Room

7'4" x 5'2"

Maximum measurements - Vinyl laminate effect flooring, UPVC double glazed rear door, ceiling light point, radiator, space and plumbing for appliances, work surface above, Ideal combi gas central heating boiler.

Landing

Fitted carpet, ceiling light point, loft access, large airing cupboard.

Bedroom One

13'11" x 12'5"

Fitted carpet, UPVC double glazed window with views onto woodland at the front of the property, ceiling light point, radiator.

En-Suite Shower Room

6'4" x 5'1"

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

Bedroom Two

14'0" x 8'11"

Fitted carpet, UPVC double glazed window with views onto woodland at the front of the property, ceiling light point, radiator.



Bedroom Three

12'4" x 9'1"

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

Bedroom Four

9'7" x 9'0"

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

Bathroom

8'4" x 6'4"

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

Outside

To the front of the property is a tarmacadam driveway with a lawned garden and border shrubs, whilst the rear garden features patio and lawned areas, with woodland to the side. A fully enclosed garden which is close to nature and ideal for families with pets and/or children!

Garage

17'5" x 8'8"

An adjoining single garage with Up and Over garage door, power and lighting - currently used as a gym space.

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.

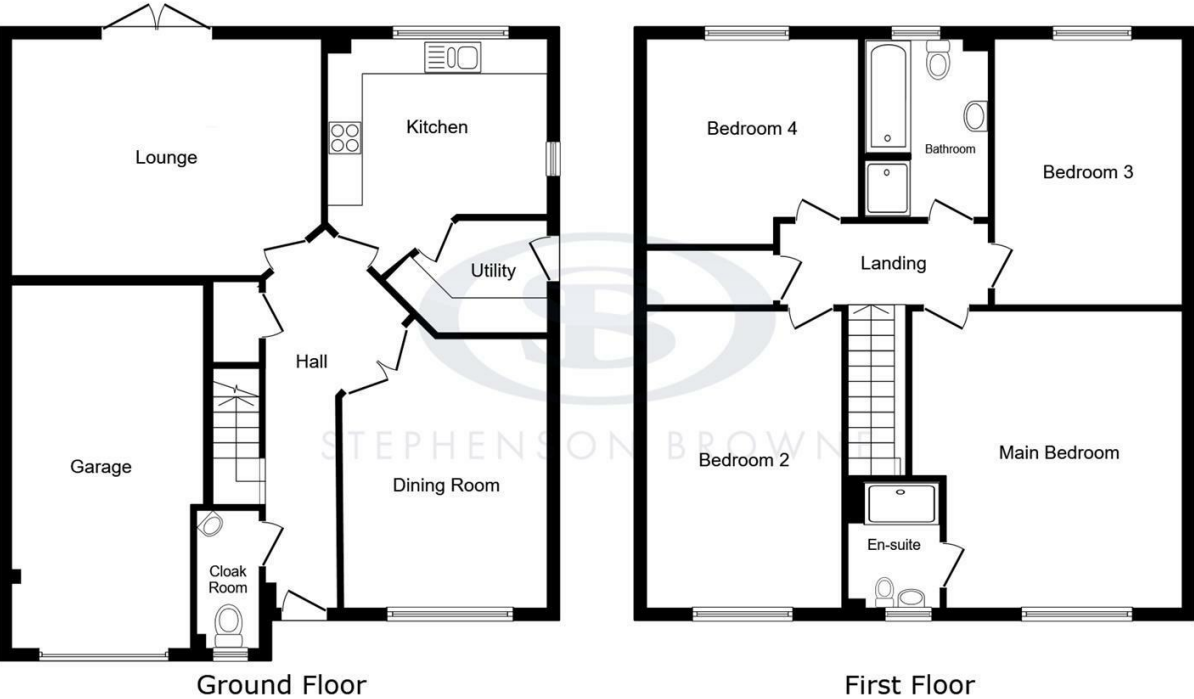
Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Floor Plan

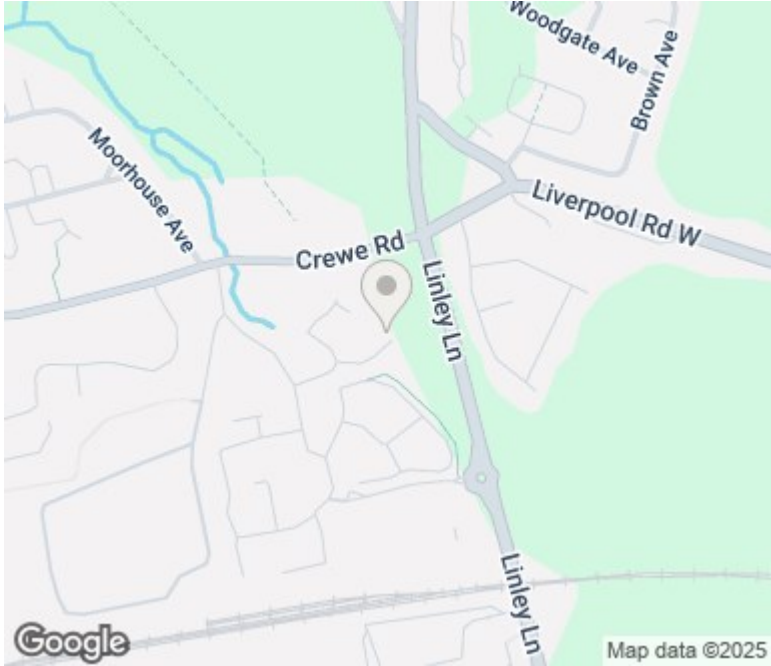
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ 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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