



## 6 Rotary Drive

ST7 2ZG

**Guide Price £535,000**



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STEPHENSON BROWNE

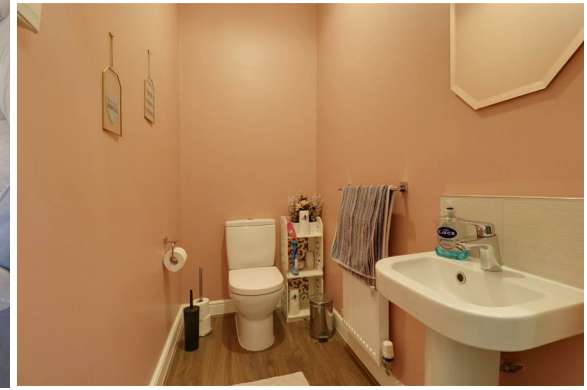
Constructed by Jones Homes to their extremely popular Latchford II design, this impressive five bedroom detached family residence boasts a prime position on the Barrington Park development, overlooking field views to the front!

Accompanying the home are a wealth of features worthy of noting, including a spacious well-planned layout comprising of: a welcoming hallway upon entry, large lounge with feature box bay window to the front, downstairs WC and, stretching along the entire rear elevation, is the superb kitchen/diner/family room! This is a fantastic space for entertaining or relaxing with family, offering a range of high gloss wall, base and drawer units, integrated appliances, ample space for a dining table and sofa area and bi-folding doors opening to the garden! On from here is the handy separate utility with additional units, and internal access to garage.

To the first floor, the exceptional principal bedroom hosts it's own en-suite shower room and has the luxury of being able to overlook the views to the front. Bedroom two, three and four are all generously proportioned double bedrooms, with bedroom two also enjoying it's own en-suite. Completing upstairs is a fifth and final single bedroom currently utilised as an office, and a stunning family bathroom with four piece suite.

Externally you will find off road parking to suit approximately two / three cars via a paved driveway, along with the double garage. To the rear is a beautifully landscaped rear garden with lawn, soil borders home to a range of decorative shrubs and plants and a lovely decking area ideal for seating or alternate garden furniture.

The space here at Rotary Drive is unmatched, ideal for the modern family! To truly appreciate it's favourable position, incredible internal size and overall condition, viewings come highly recommended - Call Stephenson Browne today to arrange yours!!



### **Hallway**

Enjoying wood laminate flooring, stairs to the first floor boasting a wooden balustrade with glass inserts - an upgrade fitted by the current owners - ceiling light fitting, ample sockets, radiator, door to under the stairs cupboard and doors to ground floor rooms, including:

### **Lounge**

18'7" x 11'7"

An exemplary lounge offering a feature box bay UPVC double glazed window to front elevation with made to measure blinds, feature electric fireplace central to the room, fitted carpet, ceiling light fitting, ample sockets and two radiators.

### **WC**

With a push flush WC, pedestal hand basin with tiled splashback, wood style flooring, ceiling light fitting and radiator.

### **Kitchen Diner / Family Room**

36'5" x 12'3"

### **Kitchen Diner**

A beautiful room offering a range of contemporary high gloss wall, base and drawer units with granite style working surfaces over, wrapping around to incorporate breakfast bar with space for stools below. Also having integral appliances including: high level double oven, five-point gas hob with extractor over, dishwasher and fridge freezer. Presenting ample floorspace to home a family dining table, with wood style flooring throughout, radiator, spotlighting throughout, ample sockets, UPVC double glazed window to rear elevation, along with UPVC bi-folding doors opening to the garden, which host made to measure fitted blinds. Internal door accessing and utility room and open plan with:

### **Family Area**

With a UPVC double glazed window having made to measure fitted blinds to rear elevation, fitted carpet, pendant light fitting, ample sockets and radiator.

### **Utility Room**

With additional wall and base units with working surfaces over matching the kitchen, space / plumbing for a washing machine, continuation of wood style flooring matching the kitchen, ceiling light fitting, ample sockets, radiator, UPVC door with double glazed obscure glass insert opening to the side of the property and internal door giving entry to the garage.

### **Landing**

Having fitted carpet, radiator, ample sockets, ceiling light fitting, door to airing cupboard, loft access and doors to first floor rooms, including:

### **Principal Bedroom**

18'10" x 11'7"

An impressive principal bedroom offering views to the fields at the front via a UPVC double glazed window with fitted blind, fitted carpet, two radiators, ample sockets, ceiling light fitting and door to:

### **En-suite**

Consisting of a push flush WC, pedestal hand basin and walk-in shower with dual shower head and glass screen. Having tiled flooring, complimentary tiled walls, spotlighting, UPVC double glazed obscure glass window with fitted blind to side elevation, shaving point incorporated within over the sink mirrored wall cupboard, and chrome heated towel rail.

### **Bedroom Two**

13'2" x 11'6"

Also having a UPVC double glazed window, with fitted blind, overlooking views to the front, ample sockets, ceiling light fitting, fitted carpet, radiator and door to:



### **En-suite**

With a push flush WC, pedestal hand basin and walk-in shower with dual shower head and glass screen. Tiled walls and floors, spotlighting, chrome heated towel rail, UPVC double glazed obscure glass window to side elevation and shaving point incorporated within over the sink mirrored wall cupboard.

### **Bedroom Three**

13'2" x 12'5"

A generous third double room with fitted carpet, ample sockets, ceiling light fitting, radiator, UPVC double glazed window with fitted blind to front elevation, TV point and wall recess ideal for installing a fitted wardrobe.

### **Bedroom Four**

10'8" x 9'9"

Another double bedroom with fitted carpet, UPVC double glazed window, with fitted blind, to rear elevation, radiator, ample sockets, ceiling light fitting.

### **Bedroom Five**

9'9" x 9'4"

A well proportioned single bedroom currently utilised as an office. With fitted carpet, ceiling light fitting, ample sockets, radiator and UPVC double glazed window, with fitted blind, to rear elevation.

### **Bathroom**

A lovely bathroom offering a push flush WC, pedestal hand basin, panelled bath with attached shower head as well as a separate shower with dual shower head, glass screen and door. With tiled walls, tiled flooring, spotlighting, shaving point incorporated within over the sink mirrored wall cupboard, wall mounted chrome heated towel rail and UPVC double glazed obscure glass window to rear elevation, having a fitted blind.

### **Double Garage**

With up and over garage door, lighting and power.

### **Council Tax Band**

The council tax band for this property is F

### **NB: Tenure**

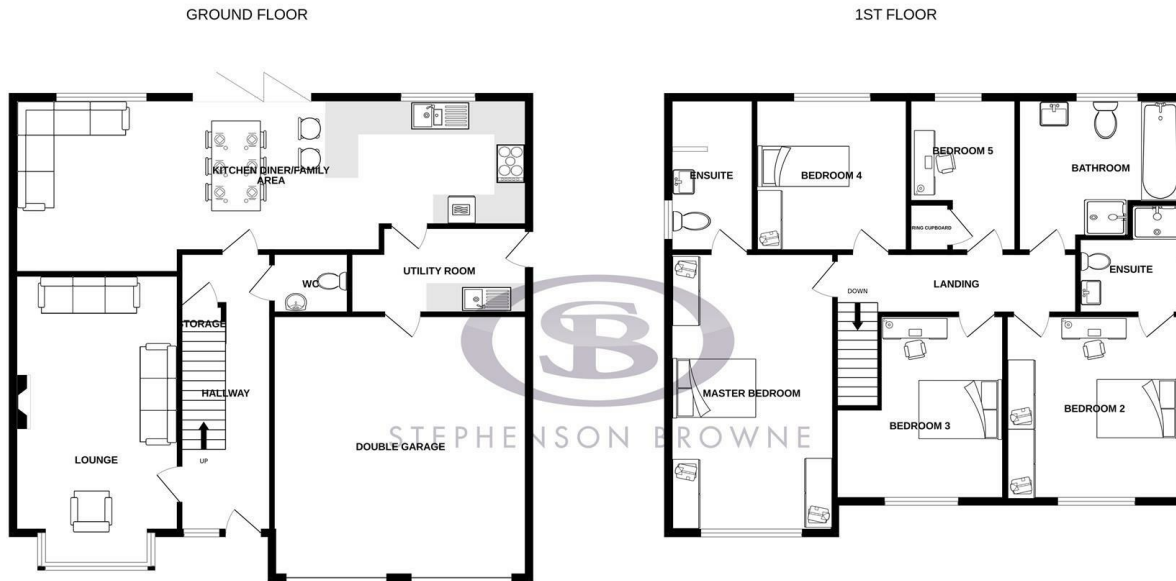
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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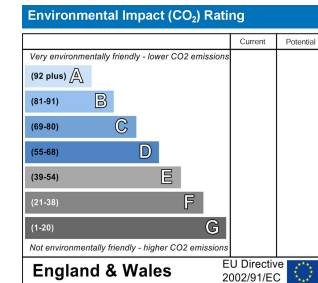
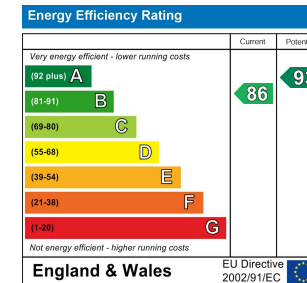


## Floor Plan



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



## 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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