



22 Fields Road

ST7 2NA

£945,000



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STEPHENSON BROWNE

A substantial period detached home with five double bedrooms, featuring over 3300 square feet of accommodation and one of the most impressive homes you're likely to find within Alsager!

A simply gorgeous detached home occupying a prime position on the highly sought-after Fields Road, which is walking distance to the centre of Alsager and five minutes from the station, combining a perfect blend of traditional period features with stylish modern décor and high specification interior fittings.

An entrance lobby and hallway leads to a sizeable open plan kitchen/dining/living room, which features a host of integrated appliances, quartz work surfaces and a central island with a breakfast bar, with further space for a dining and living area. There is also access to a useful utility room, providing ample space for appliances. The property features a total of four reception rooms to the ground floor, including a reception room, dining room, useful study room, and the main lounge which oozes style and grandeur, with high ceilings, ornate cornice and a Bereco box-style bay window. Completing the ground floor is a useful W/C.

Upstairs features a galleried landing, with a total of five bedrooms (bedrooms one and two both including en-suites and walk-in wardrobes), as well as a gorgeous family bathroom with bath and walk-in shower.

Off-road parking is provided via a driveway and detached double garage, whilst the beautifully landscaped and very generous south-facing rear garden features lawned areas with an Indian sandstone patio, offering idyllic and private gardens which feel more like your own personal country park!

A very convenient location with easy access to a number of commuting routes such as the M6, A500 and A34. Several schools are also nearby, including St Gabriel's Primary School, Alsager School and Excalibur Primary School.

A truly remarkable family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing



Entrance Hall

A stunning and welcoming entrance lobby area with Bereco front door, tiled flooring with underfloor heating, feature ornate cornice, with double doors leading through to the inner hall area.

Reception Room

11'1" x 10'10"

Wooden parquet flooring with underfloor heating, Bereco sash window, feature cornice.

Inner Hall

A sizeable central inner hallway offering exceptional grandeur, with stairs leading to the first floor, and doors leads to all other ground floor rooms.

Kitchen/Diner

24'0" x 19'3"

A simply stunning open plan kitchen/dining area offered to an exceptional specification, with Bereco French doors leading to the rear garden and feature skylight windows creating a gorgeous and light kitchen/dining/living area. Featuring gloss wall and base units and Quartz counter tops, glass splashbacks. A central island features a Belfast style sink with pull-down spray tap and breakfast bar area. A number of Neff appliances are integrated into the kitchen, including a dishwasher, triple oven, a five ring hob with extractor over, space for an American-style fridge/freezer. Featuring herringbone flooring and underfloor heating, with ample dining space and living area.

Cellar

12'5" x 10'5"

A useful cellar and storage area accessed by an electric-controlled hatch door in the kitchen, which features the electric meter and Solar panel control system.

Utility Room

11'3" x 5'11"

A very useful utility room with tiled flooring, stainless steel sink with drainer, space and plumbing for appliances, granite-effect work surfaces, storage units, Vaillant Eco Plus gas central heating boiler.

Lounge

22'4" x 16'11"

An incredibly stylish reception room featuring a host of period features, including the Bereco bay window with views to the front aspect, and a further window to the side aspect creating a light and airy main living room. Hard-wood flooring, cast-iron radiators, a stunning feature fire surround also incorporates a log-effect gas fire, with the room completed by high ceilings and ornate cornice.



Dining Room

16'11" x 15'7"

L-shaped, maximum measurements - a box-style bay window with three window panes, fitted carpet, ornate cornice and two light fittings.

Study

11'2" x 11'1"

Fitted carpet, Bereco window overlooking the rear garden, cornice and radiator.

Downstairs W/C

6'9" x 6'2"

Villeroy Boch suite featuring a trough-style sink with vanity unit, mounted W/C - porcelain flooring, wall mounted towel rail, Bereco patterned glass window the side aspect and a stunning feature stained glass window at ceiling level into the hallway.

Galleried Landing

34'6" x 9'11"

A galleried landing with feature balustrade, Bereco picture window the side aspect, fitted carpet, storage cupboards, skylight window, loft access.

Master Bedroom

16'7" x 12'8"

Bereco sash windows overlooking the front and side gardens with views onto the tree-lined road, fitted carpet, ceiling light point and radiators.

Walk-in Dressing Room/Wardrobe

6'2" x 5'2"

An incredibly useful walk-in wardrobe/dressing room with fitted shelving and rails.

En-Suite Shower Room

6'5" x 5'6"

Tiled walls, tunnel-style skylight, downlights, extractor fan, chrome towel radiator, fitted unit with W/C, wash basin, vanity unit, walk-in rainfall shower.

Bedroom Two

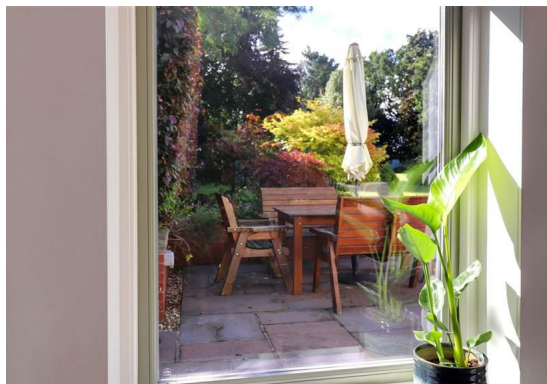
15'5" x 13'6"

Bereco window overlooking the rear gardens, fitted carpet, two ceiling light points, walk-in dressing room, radiator.

Walk-in Dressing Room/Wardrobe

7'8" x 6'0"

A further walk-in dressing room/wardrobe with fitted shelving and rails and tunnel-style skylight.



En-Suite Shower Room

6'3" x 6'2"

Porcelain tiled flooring, tiled walls, downlights, frosted glass Bereco window, wall mounted W/C, vanity unit, wash basin, feature chrome towel radiator, walk-in rainfall shower.

Bedroom Three

15'8" x 15'0"

Maximum measurements - a generous double bedroom with box style bay double glazed bay window, fitted carpet, radiator and fitted wardrobe/storage cupboard.

Bedroom Four

11'3" x 11'2"

A further double bedroom with Bereco window featuring views over the rear gardens, fitted carpet, fitted wardrobe/storage cupboard, radiator, ceiling light point.

Bedroom Five

10'11" x 10'10"

The final bedroom also being a double room, with Bereco window overlooking the front gardens with views onto the road, fitted carpet and radiator.

Family Bathroom

10'8" x 6'10"

A simply stunning family bathroom with porcelain tiled flooring and under floor heating, downlights, chrome towel radiator, wall-mounted W/C, wash basin with vanity unit, free-standing bath, walk-in shower with rainfall shower head.

Outside

Ample off-road parking is provided via a cobbled granite and Indian sandstone driveway, with mature shrubs and plants to the front garden. The incredible south-facing rear garden is mostly laid to lawn and feels more like your own private country park, with a host of mature shrubs, trees and flowers, creating an idyllic setting which is full of colour throughout the year. Ideal for families with children and/or pets who required ample space to play and to entertain! There is also an Indian sandstone patio area, leading from the kitchen/diner which makes a perfect entertaining space and ideal for those wishing to enjoy meals outside during the summer weather! There is also a very useful brick outbuilding which is currently used for storage, but could potentially become an office space or a private bar.

Detached Double Garage

A detached double garage with electric door and pitched roof.

Council Tax Band

The council tax band for this property is G.



NB: Tenure

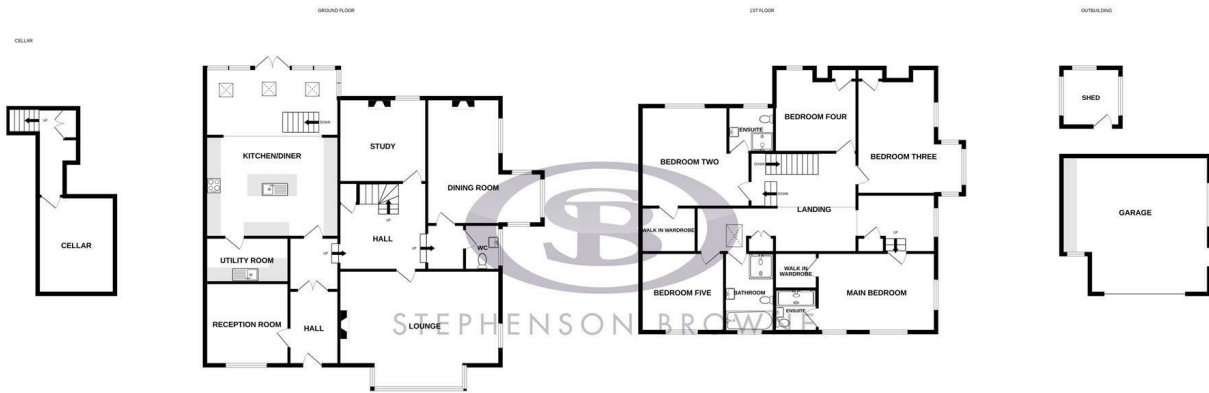
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 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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