



9 Lea Way, Stoke-On-Trent, ST7 2NF

This Luxury detached 3/4 Bedroom bespoke home Ecclestone is one of only two bespoke properties constructed in 2017 which enjoys a delightful aspect over Alsager bowling green, tucked down a private drive with extensive block paved parking space to the front, the secluded position is such a rare and wonderful location which is matched by the superior build quality and contemporary design of this luxurious home. This energy efficient, versatile home is within easy walking distance to the Town Centre and offers flexible balanced living accommodation to suit a wide variety of purchasers.

Accompanying the property are a wealth of high end features, just some of which include: Double glazing & gas central heating, a spacious Entrance Hall and Landing/Study Area with a glass balustrade, oak staircase and beautiful natural stone tiled flooring, a fitted kitchen incorporating a wide range of integrated appliances and French doors which lead out to the rear garden, a separate utility room with matching Quartz work surfaces, En-suite facilities to the master bedroom, the family bathroom (ground floor) and shower room (first floor) are all fitted with white sanitary ware and to a high specification. Widened Oak doors throughout, split level climate control, built-in storage off the landing and three/four generous bedrooms.

Externally, the property has an integral garage with power, a large block paved driveway, a large log cabin to the rear which is included in the sale. With established gardens to both front and rear, the rear enjoying a high degree of privacy. We have been advised the property is freehold. Potential buyers should however make their own enquiries.

Price £535,000

9 Lea Way

Alsager, Stoke-On-Trent, ST7 2NF



- Modern Architecturally designed 3/4 Bedroomed Family home
- Ample Parking to Front
- Views over the Bowling Green to the front
- Versatile balanced accomodation
- High energy efficiency

Front

The apron to the parking area is amply proportioned with block paving. Neat well maintained front garden with lawned area.

Hallway

Spacious proportions give a hint at what is to come. Oak staircase with glass balustrade to first floor, radiator, porcelain tiled floor, two built-in storage cupboards, a wall mounted thermostat, pendant light, telephone point.

Lounge

15'1" x 13'5" (4.60m x 4.09m)

- With two wall lights, pendant light, double glazed window to front, radiator, TV point, telephone point, a feature recess with tiled surround housing a Gas Real flame stove.

Principal Bedroom

14'10" x 12'4" (max) (4.52m x 3.76m (max))

Large principal bedroom with modern ceiling light, double glazed window to rear elevation, radiator, ample power points, door en-suite.

En-suite

Porcelain floor tiles with complementary wall tiles, inset spotlights, extractor point, double glazed frosted window to rear, ladder style heated towel rail, shaver point, a white three piece suite comprising of: A low level push button WC, vanity hand wash basin with chrome mixer tap, porcelain tiled splashback and cupboard below, a walk-in shower cubicle with glazed sliding door housing a chrome wall mounted mixer shower.

Dining Room/Bedroom 4

12'7" x 11'6" (3.84m x 3.51m)

A versatile second reception room with pendant light, double glazed window to front elevation, ample power points, radiator, TV point.

Family Bathroom

Ddouble glazed frosted window to rear, inset spotlights, contemporary radiation, Porcelain wall & floor tiling, a chrome heated towel rail and a white four piece suite comprising of: A low level push button WC, a wall mounted hand wash basin with chrome mixer tap, a panelled bath with mixer tap and tiled splashback, a walk-in corner shower cubicle with glazed opening doors with chrome mixer shower.

Kitchen Diner

17'5" x 16'6" (max) (5.31m x 5.03m (max))

With porcelain tiled flooring continued from the entrance hall, inset spotlights, double glazed window to rear, a comprehensive range of stylish wall, base and drawer units, having Quartz roll top working surface oven incorporating a double inset sink with mixer tap, Quartz splashback and cupboard below, integrated dishwasher, integrated five ring gas hob with Quartz splashback and extractor canopy above, integrated double oven, radiator, uPVC double glazed french doors opening out onto the rear garden, TV point, Integrated tall fridge & freezer, door utility room

Utility

8'2" x 5'5" (2.49m x 1.65m)

Extractor fan, inset spotlighting, double glazed frosted window to side, porcelain tiled flooring, radiator, matching wall and base units with Quartz working surfaces over, space and plumbing for automatic washing machine, space for under counter dryer, inset sink with quartz drainer and a chrome mixer tap, a wall mounted gas boiler serving central heating and domestic hot water systems.

Landing

With doors to all rooms, skylight, inset spotlights, access to loft area via loft hatch, radiator, a cascading raindrop feature chandelier, a wall mounted thermostat, a number of storage cupboard with double doors, currently used by present owners as hobby area (painting)

Bedroom 2

18'1" (max) x 12'1" (5.51m (max) x 3.68m)

With inset spotlights, double glazed window to side elevation, two skylights, TV point, ample power points, radiator and eaves storage.

Bedroom 3

18'1" (max) x 12'1" (5.51m (max) x 3.68m)

With dual aspect double glazed windows to side and front elevation, skylight, inset spotlights, TV point, ample power points, radiator.

Shower Room

With double glazed frosted window to front elevation, inset spotlights, shaver point, porcelain tiled flooring and complementary half wall tiling, a chrome ladder style heated towel rail, a built-in storage cupboard housing a hot water cylinder, extractor point and a white three piece suite comprising of: A low level push button WC, hand wash basin with chrome mixer tap and splashback, a walk-in shower cubicle with glazed opening doors housing a wall mounted chrome mixer shower being fully tiled where visible.

Garage

17'7" x 8'2" (5.36m x 2.49m)

With remote controlled single up and over door, double glazed window to side, power & lighting.

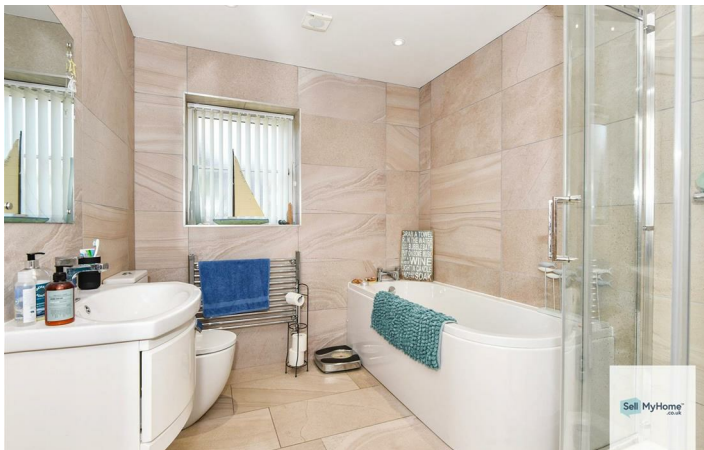
Externally

The property is situated down a quiet private drive, approached via a block paved driveway in turn providing off road parking for a number of vehicles with a mature garden to the front overlooking the bowling green.

The rear garden has paved patio area providing ample space for garden furniture, two wall lights, external power points, water point, laid to lawn sections with well stocked borders housing a number of



Directions



Floor Plan



Ground Floor



First Floor

Total floor area 176.9 m² (1,904 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>88</p> <p>93</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>88</p> <p>92</p>
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	