



17 Burgess Grove, Alsager, ST7 2LY

Offers In The Region Of £539,000

Take a moment to view our HD video & aerial tour of this wonderful, wonderful home!

Constructed in 2016 by Miller homes to their, 'Shakespeare' design which represents one of the largest designs on the estate, this superbly presented detached family home is positioned on the fringe of 'The Coppice', an impressive family development made of up similar style homes, conveniently positioned close to highly-regarded schooling for both primary & secondary school students, Alsager Sports Hub and walking distance to Alsager Village Centre.

This property has had one owner from new & enjoys internal accommodation approaching 1870 square feet! With four generous bedrooms (two of which are en-suite & principle room having a dedicated dressing area) plus a sizeable fifth room, a family bathroom and spacious galleried landing. The ground floor has an impressive lounge spanning the entire length of the home plus a walk-in bay window, there is a separate study and open plan kitchen/diner with a wide range of branded appliances in addition to a separate utility room.

Built-in storage is also well planned and features throughout the home with cupboard space to the entrance hall and landing, plus built-in robes to four of the five bedrooms!

Externally, the home enjoys an enviable position within the estate having a leafy aspect to the front and a nearby pathway, perfect for taking the dog for a stroll! The house also has a hugely useful integral double garage

Accommodation

Entrance Hall

Lounge 24'2" x 11'1" (7.37 x 3.38)

Study 10'9" x 7'6" (3.3 x 2.29)

Dining Room 11'10" x 8'11" (3.61 x 2.73)

Kitchen 11'9" x 11'8" (3.60 x 3.58)

Utility 6'7" x 5'6" (2.020 x 1.685)

Cloakroom/Wc 5'8" x 3'2" (1.741 x 0.978)

First Floor Landing

Bedroom One 15'11" x 15'6" (4.87 x 4.73)

Dressing Area 6'5" x 6'2" (1.967 x 1.886)

En-suite 9'3" x 7'11" (2.830 x 2.434)

Bedroom Two 12'0" x 9'4" (3.68 x 2.87)

En-suite 7'8" x 6'2" (2.350 x 1.900)

Bedroom Three 11'1" x 10'6" (3.38 x 3.22)

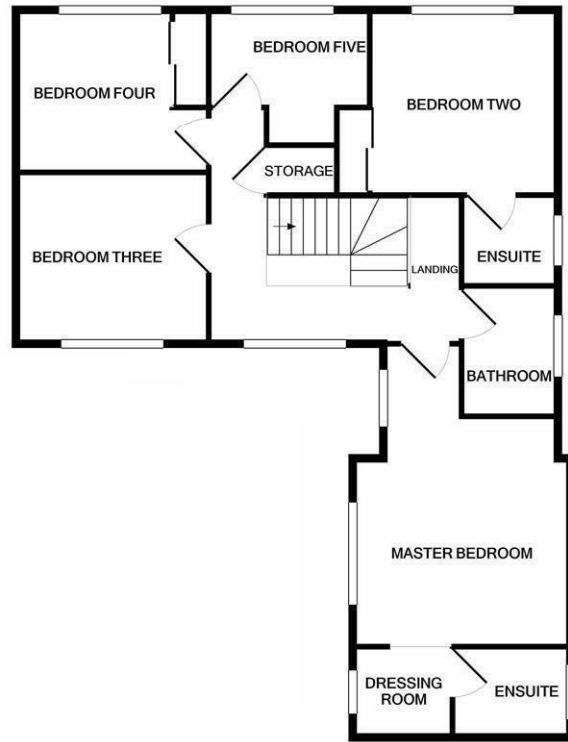
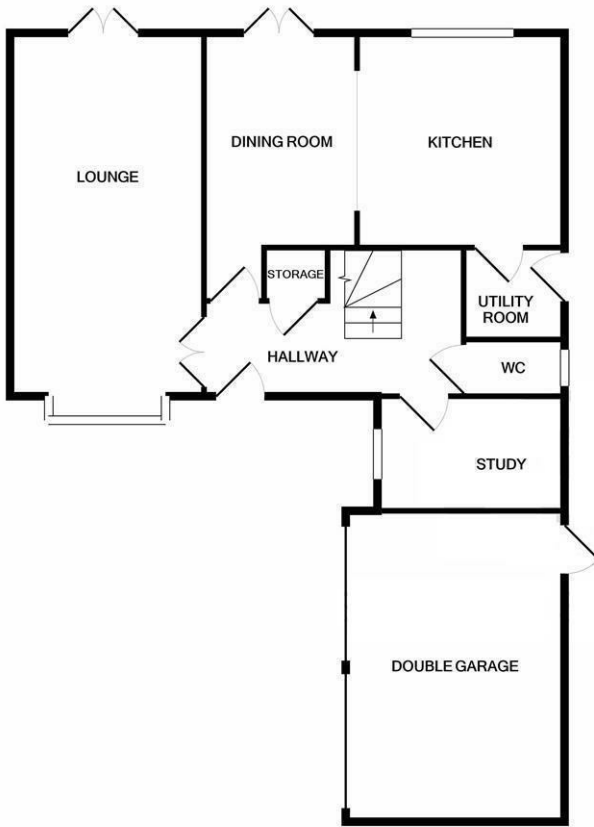
Bedroom Four 11'1" x 10'6" (3.38 x 3.21)

Bedroom Five 11'5" x 8'9" (3.48 x 2.67)

Family Bathroom 7'6" x 6'2" (2.300 x 1.902)

Double Garage 17'5" x 16'1" (5.327 x 4.924)

Floor Plan



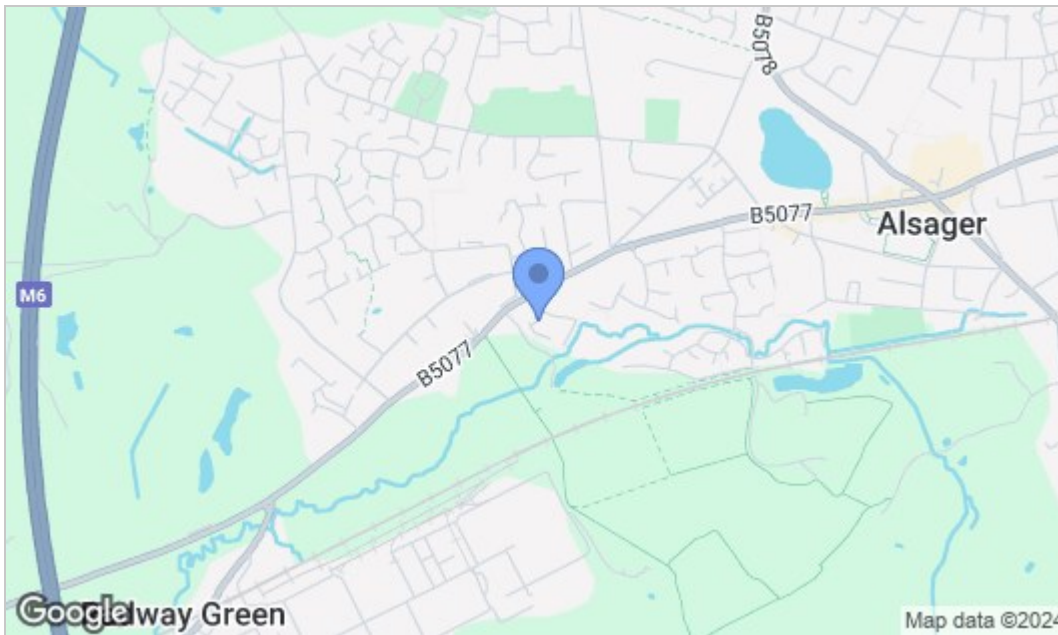
GROUND FLOOR
APPROX. FLOOR
AREA 987 SQ.FT.
(91.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 880 SQ.FT.
(81.7 SQ.M.)

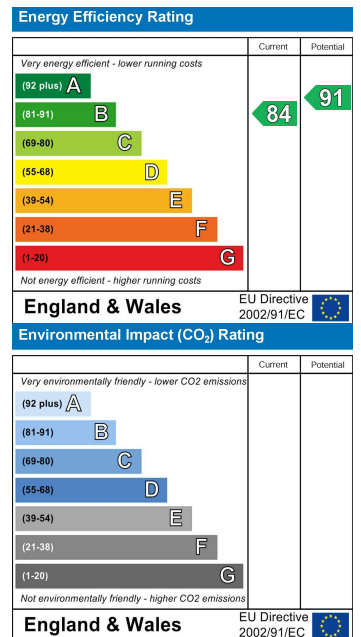
TOTAL APPROX. FLOOR AREA 1866 SQ.FT. (173.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Graph



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