

chris hamriding

lettings & estate agents



2 Swallow Drive, Alsager, ST7 2GJ

£575,000

SUBSTANTIAL, EXTENDED ACCOMMODATION - A beautifully appointed four double bedroom, executive family home which has been lovingly updated, extended and improved in more recent years. The property sits on the fringe of a popular & highly regarded residential development, just a stones throw away from the village of Alsager and its variety of amenities & schooling. This fabulous property is immaculately presented and offers well planned, flexible accommodation throughout, with the home being extended to the side and over the garage, creating a really useful home office & study/fifth bedroom!

Accompanying the property are a wealth of notable features, some of which include: LVT design flooring to the majority of the ground floor, a downstairs WC/cloakroom, a spacious lounge with walk-in bay window and Paragon feature fireplace, French doors to both the formal dining room and breakfast area opening out onto the rear garden, a bespoke fitted 'Cozy-plan' kitchen complete with a range of branded appliances and quartz working surfaces, a separate useful utility and versatile home office/family room with bi-folding doors plus an additional study/bedroom over the garage.

Upstairs, is the exceptionally spacious master bedroom, enjoying bespoke built-in robes and it's own refitted en-suite shower room! In addition, there are three further generous double bedrooms, with bedroom two also having en-suite facilities and all benefitting from fitted double wardrobes. There is further handy storage which can be located off the landing along with the family bathroom with white sanitary suite.

Externally is just as impressive, possessing a corner plot with a block paved driveway providing ample off road parking and inviting & colourful front and side gardens. The rear garden is perfect for any family with its private, westerly aspect & has been landscaped to include a variety of both planting and seating areas which can be enjoyed all year-round.

Accommodation

Entrance Hall 16'7" x 4'11" (5.07 x 1.50)

Cloakroom 6'0" x 3'0" (1.84 x 0.92)

Living Room 20'7" x 12'10" (6.28 x 3.93)

Dining Room/Family Room 9'8" x 12'2" (2.96 x 3.73)

Open-Plan Breakfast Kitchen

Kitchen Area 12'1" x 9'4" (3.70 x 2.86)

Dining Area 11'6" x 10'8" (3.53 x 3.27)

Utility 12'5" x 5'7" (3.81 x 1.71)

Home Office 17'4" x 8'3" (5.29 x 2.54)

Study/Bedroom Five 21'6" x 7'10" (6.56 x 2.41)

First Floor Landing 19'9" x 6'11" (6.04 x 2.12)

Bedroom One 14'9" x 13'10" (4.50 x 4.24)

En-suite 8'8" x 7'3" (2.66 x 2.23)

Bedroom Two 11'1" x 9'0" (3.40 x 2.75)

En-suite 6'11" x 6'8" (2.11 x 2.05)

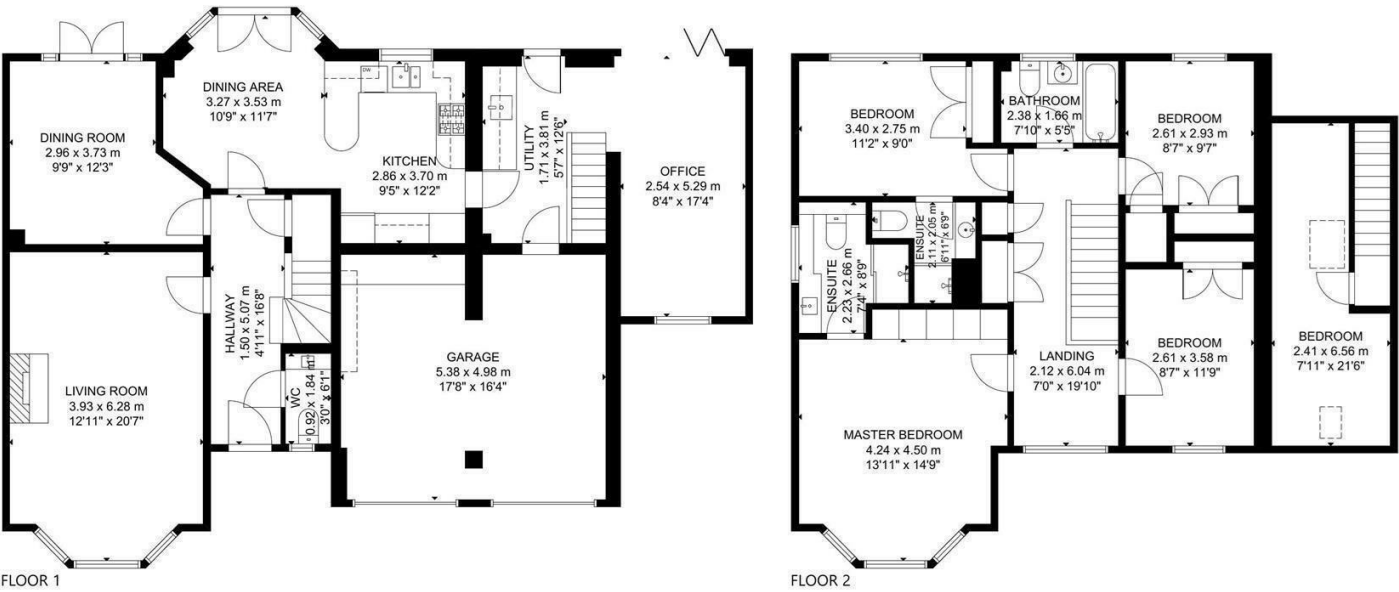
Bedroom Three 11'8" x 8'6" (3.58 x 2.61)

Bedroom Four 9'7" x 8'6" (2.93 x 2.61)

Family Bathroom 7'9" x 5'5" (2.38 x 1.66)

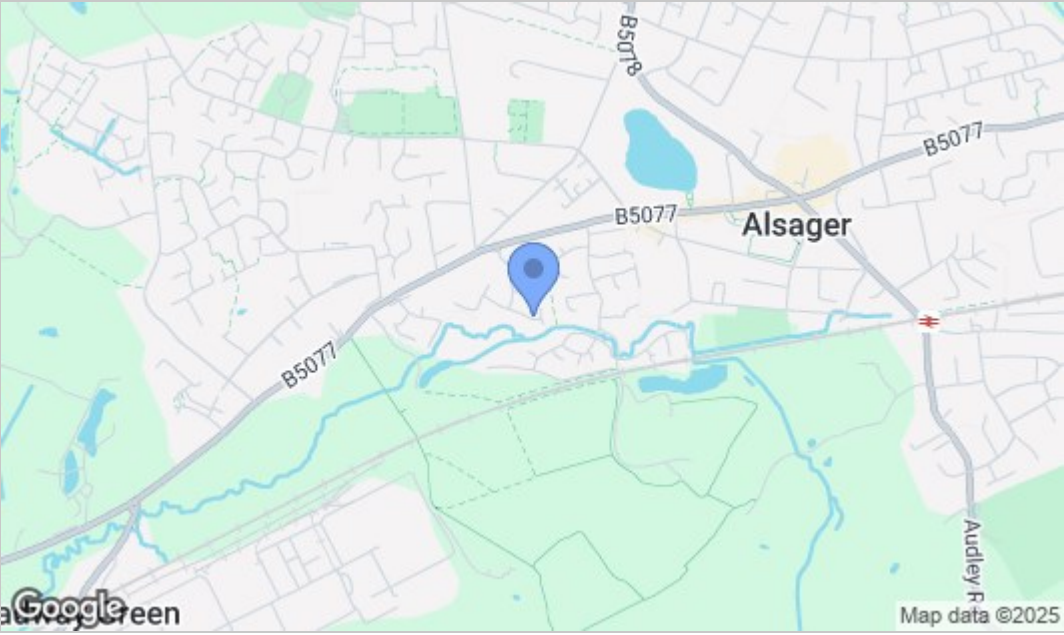
Double Garage 17'7" x 16'4" (5.38 x 4.98)

Floor Plan

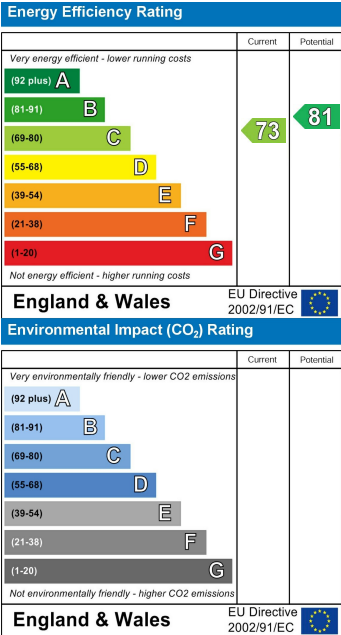


GROSS INTERNAL AREA
TOTAL: 195 m²/2,101 sq ft
FLOOR 1: 97 m²/1,044 sq ft, FLOOR 2: 98 m²/1,057 sq ft
EXCLUDED AREA: GARAGE: 27 m²/288 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.