



**GASCOIGNE
HALMAN**

5 MEADOW VIEW, CLOSE LANE, ALSAGER

THE AREAS LEADING ESTATE AGENT



5 MEADOW VIEW, CLOSE LANE, ALSAGER

£600,000

Stunning! A beautiful four double bedroom detached family home with two reception rooms, open plan living dining kitchen, oversized double garage with workshop above and the most impressive loft space - ideal for conversion.

Meadow View is a small development of just 6 properties constructed approximately 6 years ago. This particular property has been tastefully presented and decorated throughout offering ready to walk into accommodation.

The large reception hall has bespoke storage under the stairs supplied and fitted by Bluebell furniture, making the full use of the space. This double fronted home has a living room to the right with its exposed brick fireplace and log burning stove, while to the left is a very useful second reception room which would make an ideal home office or play room. Also off the hallway is a very useful downstairs wc with fitted storage.

The open plan living dining kitchen expands the full width of the house and has two sets of bi-folding doors opening to the rear garden. Wood effect tiled flooring flows through this room. The kitchen is fitted with a range of modern gloss units with a quartz work surface over, concealed bin drawer, integrated NEFF appliances which include two ovens and an induction hob, Franke tilted extractor fan, Blanco sink and a Franke boiling water tap. The kitchen also benefits from a built in fridge freezer, dishwasher and drinks cooler, while further units have been added by the vendor to house an American Style fridge freezer. The units in the utility room mirror the kitchen and provide space for a washing machine.

To the first floor there are four double bedrooms, two bedrooms have en-suite shower rooms, while bedroom four has been fitted with a range of bespoke Bluebell hanging and shelving units, and is currently used as a dressing room.

Of particular mention is the huge potential with this property to create a loft conversion if required. A Skylark electric foldaway loft ladder provides easy access to the loft which provides enough space for a master bedroom suite if required, with the landing having ample space for a permanent set of stairs.



Externally a block paved frontage provides ample off road parking for several vehicles while the oversized double garage can easily accommodate two cars, with an electric roll up door and personal door to the side giving easy entry. A pull down ladder leads to the loft area of the garage which is currently used as a workshop.

The rear garden with its fence boundaries, is mainly laid to lawn with a large Indian Stone Paved patio area.

A freehold property which must be viewed to appreciate the space on offer.

DIRECTIONS

ST7 2WP - Meadow View, Off Close Lane, Alsager

LOCATION

Alsager is a highly desirable location, offering rural tranquillity and modern convenience in equal measure. The town provides the ideal location to enjoy the best of both worlds for those looking for a new home in the South of Cheshire. A beautifully rural setting surrounded by rolling countryside, yet close enough to Crewe and national transport networks to make Meadow View the perfect location for comfortable living.

TENURE

Freehold

ENERGY PERFORMANCE RATING

EPC Rating B

SERVICES (NOT TESTED)

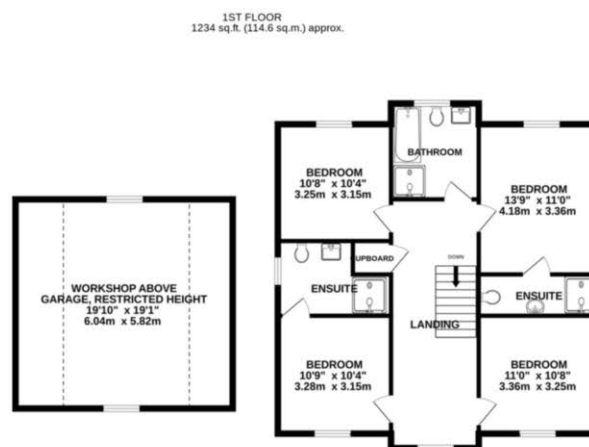
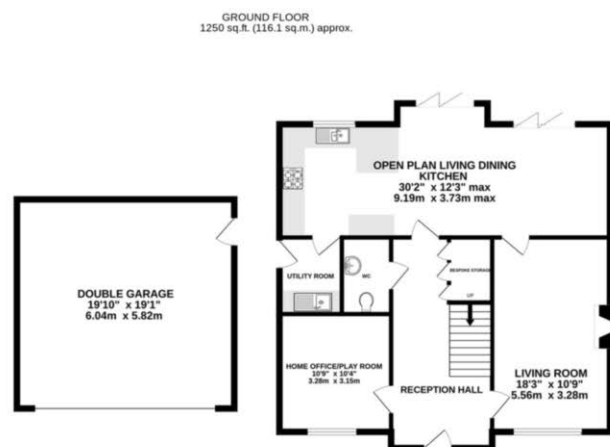
Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East, council tax band F

VIEWING

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA : 3196 sq.ft. (296.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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