



STEPHENSON BROWNE

## Selbourne Close, Alsager

ST7 2TD



£550,000

## DESCRIPTION

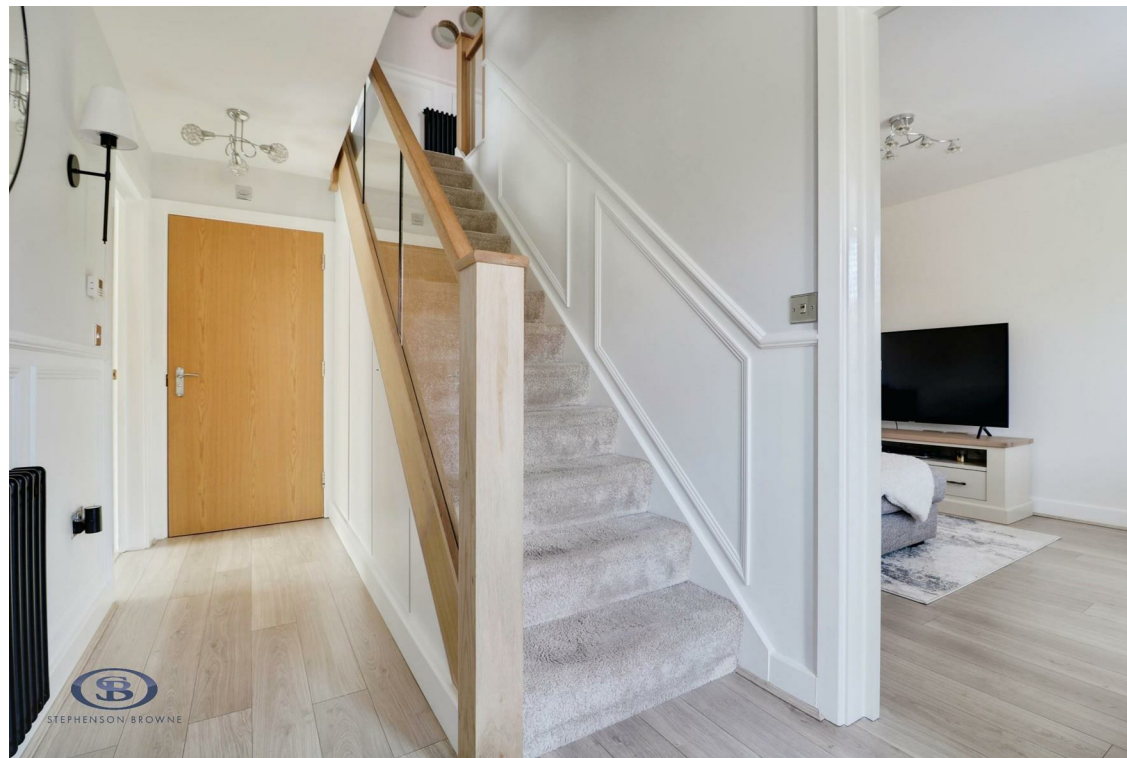
An EXTENDED four bedroom executive detached family home with a DETACHED DOUBLE GARAGE and occupying a CORNER PLOT!

Immaculately presented to a 'show home' standard throughout, this stunning home has been carefully improved further since being built in 2015, and is a real credit to our current sellers. Benefitting from a ground floor extension just off the kitchen, the home now includes three separate reception rooms (lounge, dining room and a snug), which could be used to suit a number of needs such as an office or play room.

An entrance hallway (including fitted understairs storage) leads to the lounge, a downstairs W/C and the kitchen, which in turn accesses the snug, dining room and utility room. Upstairs, there are four very well-proportioned bedrooms and the family bathroom, with the principal bedroom benefitting from an en-suite shower room,

Ample off-road parking for multiple vehicles is provided via a tarmac driveway with a brick paved border, with a lawned garden including border shrubs. The rear garden has been landscaped to create an ideal low-maintenance area for families looking to enjoy the best of the summer sun, with an artificial lawn and patio/seating areas perfect for relaxing or entertaining! A detached brick-built double garage provides further parking space, although currently has a stud wall partition (lengthways) to create a gym and storage/workshop area, but could easily be altered if desired.

Situated on Selbourne Close, just off Hassall Road, the property is perfectly placed for the wealth of amenities within Alsager, as well as commuting routes such as the M6, A500 and



A34. Several schools are nearby, including Pikemere Primary School and Alsager School, whilst leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub are also within easy reach.

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



# ROOM DESCRIPTIONS

## Entrance Hall

Composite front door, laminate flooring, two ceiling light points, panelled walls, stairs leading to the first floor with oak and glass balustrade, feature radiator and fitted under stairs storage.

## Downstairs W/C

6'3" x 3'2"

Laminate flooring, ceiling light point, extractor fan, towel radiator, panelled walls, part tiled walls, W/C, corner pedestal wash basin.

## Lounge

23'0" x 9'10"

Minimum measurements - Laminate flooring, two UPVC double glazed bay windows, two ceiling light points, two radiators.

## Kitchen

13'1" x 10'2"

Tiled flooring, UPVC double glazed window, ceiling light point, downlights, radiator, central island with breakfast bar, AEG integrated appliances including double oven, electric hobs, fridge/freezer, inset one and a half bowl stainless steel sink with drainer, wall and base units, double doors into;

## Snug

10'3" x 9'5"

Laminate flooring, UPVC double glazed bay window, ceiling light point, radiator - currently used as a snug could easily be used as a dining room, playroom or office.

## Dining Room

16'11" x 7'11"

Opening from the kitchen, with laminate flooring, four UPVC double glazed windows and bi-folding doors leading to the rear garden, large sky lantern window, downlights, radiator. A very useful extension, this room again could suit a number of uses.

## Utility Room

6'3" x 5'2"

Tiled flooring, composite rear door, ceiling light point, extractor fan, radiator, space and plumbing for washing machine and dryer, wall unit, work surface above appliances.

## Landing

Fitted carpet, ceiling light point, radiator, panelled walls, storage cupboard, loft access.

## Bedroom One

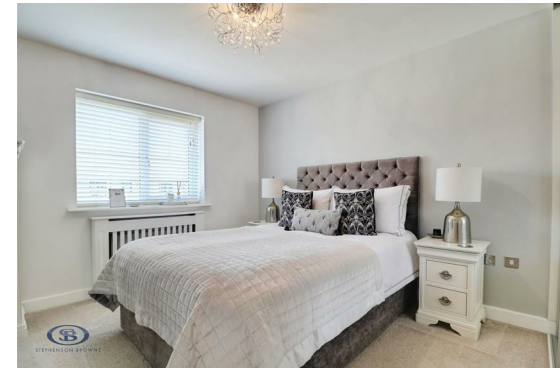
12'11" x 10'5"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

## En-Suite Shower Room

7'5" x 5'0"

Vinyl tile effect flooring, UPVC double glazed window, downlights, extractor fan, tiled walls, chrome towel radiator, W/C, wash basin, shower cubicle.



### **Bedroom Two**

11'6" x 8'11"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

### **Bedroom Three**

9'11" x 9'10"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Four**

11'3" x 10'0"

Maximum measurements (L-shaped room) - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

### **Bathroom**

6'10" x 6'6"

Laminate flooring, UPVC double glazed window, downlights, extractor fan, radiator, part tiled walls, W/C, wash basin, bath.

### **Outside**

To the front of the property is a generous double-width tarmac driveway with a brick paved border, providing ample off-road parking for multiple vehicles, with a lawned garden extending to the side of the property which also features border shrubs. The landscaped rear garden features an artificial lawn and Indian stone patio seating areas, with raised timber beds and border shrubs. An ideal low-maintenance space for families, this gorgeous garden is a real suntrap!

### **Detached Double Garage**

17'3" x 16'10"

A brick-built detached double garage with two up and over garage doors, two ceiling strip lights, ample electric sockets throughout. Currently with a stud wall partition (lengthways) to create a gym area and a storage/workshop area.

### **Council Tax Band**

The council tax band for this property is G.

### **Freehold Tenure & Charges**

Whilst we have been advised by our sellers that the property is freehold and an estate charge is payable to cover maintenance for the development of £\_\_\_ per annum. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

### **NB: Copyright**

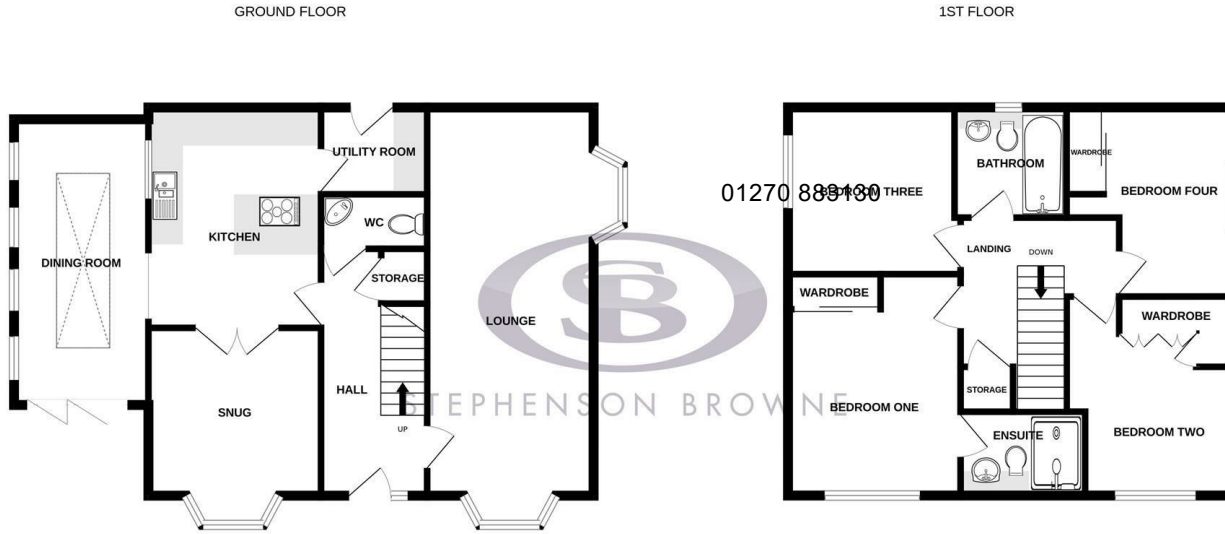
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### **Alsager AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



# Floorplans



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



# EPC Rating

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

# Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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**T: 01270 883130 E: alsager@stephensonbrowne.co.uk**

[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)