STEPHENSON BROWNE

Tomfields, Wood Lane, Stoke-On-Trent

ST7 8PJ

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Offers In The Region Of
£340,000

DESCRIPTION

Occupying a peaceful cul-de-sac position in a desirable semi-rural location, this impressive new build detached home offers spacious and versatile accommodation finished to a high standard throughout.

The ground floor comprises an entrance hallway, a superb open-plan kitchen/dining/family room with a contemporary fitted kitchen and French doors opening onto the rear garden, a generous lounge, a versatile second reception room/fourth bedroom, utility room and downstairs WC. To the first floor are three well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom. Excellent storage is provided throughout.

Externally, the property benefits from a tarmac driveway providing ample off-road parking, a lawned front garden and a beautifully landscaped, fully enclosed rear garden with lawn and patio, ideal for outdoor entertaining.

Situated on Wood Lane, close to the popular village of Audley, the property enjoys easy access to local amenities, highly regarded schools and excellent transport links, including the A500, M6 Junction 16 and rail services from Crewe, Alsager and Kidsgrove. Manchester Airport is approximately 30 miles away.

Early viewing is highly recommended to appreciate the quality, space and enviable location this exceptional home has to offer.

STEPHENSON BROWNE

ROOM DESCRIPTIONS

Entrance Hall
Composite entrance door having double glazed insets. Doors to all rooms. Underfloor heating. Storage cupboard housing. The wall mounted gas central heating boiler. Understairs storage cupboard. Stairs to the first floor.

Lounge
15'2" x 11'7"
Double glazed window to the front elevation. Underfloor heating.

Sitting Room/Bedroom Four
14'0" x 10'5"
Double glazed window to the front elevation. Underfloor heating.

Kitchen Diner/Family Room
22'5" x 11'2"
Range of wall, base and drawer units with work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated dishwasher. Integrated oven with ceramic hob and extractor canopy over. Double glazed window to the rear elevation. Double glazed French doors opening to the rear garden. Inset spotlighting.

Utility Room
8'1" x 4'6"
Base unit with work surface over incorporating a stainless steel 1.5 bowl sink unit with mixer tap. Space for a washing machine and tumbler dryer.

Downstairs WC
10'4" x 3'6"
Double glazed frosted window to the side elevation. Two piece suite comprising a low level WV with push button flush and a vanity wash hand basin with mixer tap and storage cupboard below.

First Floor Landing
Doors to all rooms. Loft access point.

Principal Bedroom
18'10" x 11'6"
Double glazed window to the front elevation. Single panel radiator. Door into:-

En-Suite
7'4" x 4'9"
Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a corner shower cubicle with rainfall shower over. Heated towel rail.

Bedroom Two
11'7" x 10'0"
Single panel radiator. Skylight. Eaves storage.

Bedroom Three
10'4" x 10'2"
Single panel radiator. Skylight. Eaves storage.

Family Bathroom
10'11" x 10'4" max
Storage cupboard. Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a panelled bath with mixer tap having shower attachment. Double glazed frosted window to the rear elevation. Heated towel rail.

Externally
The property is approached by a tarmac driveay leading down the side providing ample off road parking for numerous vehicles. Lawned front garden. Access gate to the rear garden. The rear is mainly laid to lawn with a paved patio area providing ample space for garden furniture. Fenced boundaries. Outside tap.

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.

Council Tax Band
The council tax band for this property is currently to be confirmed, but would be estimated at an E compared to similar properties in the area.

Freehold Tenure
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright
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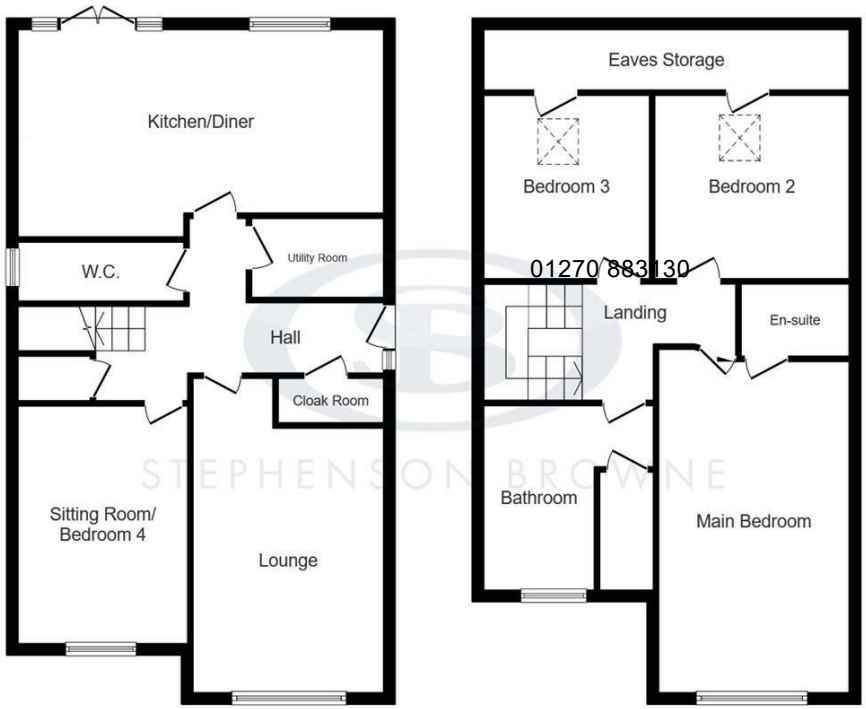
Floorplans

Tomfields

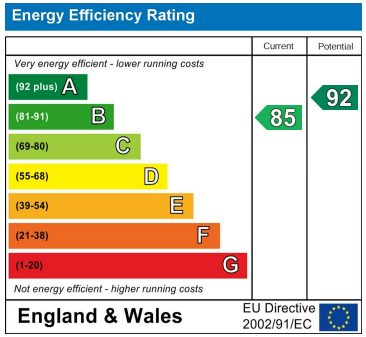


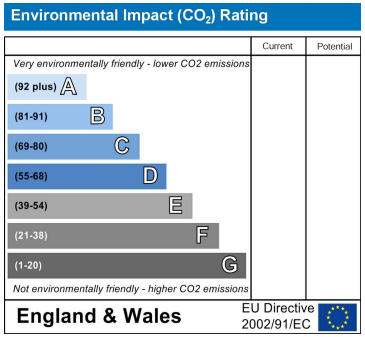
Total floor area: 142.2 sq.m. (1,531 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Area Map

EPC Rating





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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