



STEPHENSON BROWNE

**Cranfield Drive, Alsager**

ST7 2LQ



**£330,000**

## Description

An extended four bedroom detached family home close to several schools, offering well-proportioned, versatile accommodation throughout! The property features a downstairs bedroom, with additional shower room and reception room that has potential for a self contained annexe.

A sizeable family home which benefits from a tucked away position, this four bedroom detached property is an ideal home for families and especially those who love to entertain!

An entrance hallway leads to the spacious lounge, beautifully presented kitchen with island and a range of integrated appliances, dining room with patio door opening into the garden, downstairs bedroom and shower room which completes the ground floor. Upstairs, there are three further bedrooms and a family bathroom which features a three piece suite.

Off road parking is provided via a paved driveway leading to the partially converted garage now used as a store, whilst the fully enclosed rear garden features lawned and patio areas and offers an excellent degree of privacy, ideal for families with children..

Situated on Cranfield Drive, just off Cranberry Lane, the property is ideally placed for several schools including Cranberry Academy and Alsager School, whilst commuting links such as the M6, A500 and A34 are also within easy reach. The wealth of amenities within Alsager itself are within close proximity, including the facilities at Alsager Leisure Hub.

A very spacious family home which must be seen fully appreciate the versatile accommodation. Please contact Stephenson Brownne to arrange your viewing!



# Room Descriptions

## Entrance Hall

UPVc panelled door having double glazed frosted insets. Stairs to the first floor.

## Lounge

15'10" x 10'10"

## Kitchen

10'8" x 15'11"

Range of wall, base and drawer units having work surfaces over incorporating a Belfast sink with mixer tap. Integrated oven with induction hob and extractor canopy over, microwave and dishwasher. Space for an American style fridge freezer. Understairs storage cupboard. Double panel radiator. Glazed window. Double doors into:-

## Dining Room

9'1" x 15'11"

Double panel radiator. Double glazed window to the rear elevation. Double glazed sliding patio doors opening to the rear garden. Electric fire.

## Shower Room

6'2" x 6'6"

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. Double glazed frosted window to the rear elevation.

## Bedroom One

16'4" x 8'4"

Double glazed window to the rear elevation. Double glazed door opening to the rear garden. Single panel radiator.

## First Floor Landing

Doors to all rooms.

## Bedroom Two

8'9" x 11'0"

Single panel radiator. Double glazed window to the rear elevation. Fitted wardrobes having hanging rail and shelving. Loft access point.

## Bedroom Three

11'0" x 8'2"

Single panel radiator. Double glazed window to the front elevation.



### Bedroom Four

7'9" x 7'4"

Double glazed window to the front elevation. Single panel radiator.

### Family Bathroom

7'9" x 6'10"

Three piece suite comprising a low level WC, pedestal wash hand basin and a panelled bath with mixer tap and electric shower over. Double glazed frosted window to the rear elevation. Storage cupboard having shelving and the hot water cylinder. Single panel radiator.

### Garage

8'5" x 5'8"

Up and over door to the front. Space and plumbing for a washing machine. Power and lighting. Wall mounted gas central heating boiler.

### Externally

The property is approached by a paved driveway providing ample off road parking for numerous vehicles. Borders housing a variety of trees shrubs and plants. Double gates opening to a further paved area leading to the partially converted garage. The rear garden is mainly laid to lawn with two paved patio areas providing ample space for garden furniture. Borders housing a variety of trees, shrubs and plants. Summer house. Fenced boundaries.

### Alsager AML Disclosure

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### Council Tax Band

The council tax band for this property is D.

### NB: 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



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. Made with Metropix ©2025

# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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