



2 Rotary Drive

ST7 2ZG

Offers Over £400,000



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Stephenson Browne are delighted to bring this stunning, FREEHOLD, FOUR DOUBLE BEDROOM DETACHED home on Rotary Drive. Remarkably well designed, and presenting a truly beautiful interior courtesy of the current owners, the property is in show home condition ready to move into. The development itself was constructed by Jones Homes and is conveniently located close to Alsager town along with it's many amenities and local schools.

Internally, you are welcomed into a bright and spacious hallway, with entry to the lounge boasting a large bay window allowing the room to be flooded with natural lighting. Located at the rear is the wonderful, open plan kitchen/diner/family room comprising of a range of modern wall, base and drawer units and Neff integrated appliances such as high level oven and microwave, four point electric hob, dishwasher and fridge freezer! The room presents plenty of space for the island and a sofa, and hosts bi-folding doors to the garden, creating a real indoor-outdoor living aspect. To the ground floor you will also find a separate utility with space/plumbing for a washing machine, a WC and handily, internal access to the garage.

Upstairs, the principal bedroom is generous in size and offers bespoke fitted wardrobes and it's own ensuite shower room, as well as three more well proportioned double bedrooms, two of which having wardrobes! The family bathroom completes the internal footprint, having a four piece suite with bath and separate walk in shower.

Externally, to the rear is a good size garden, with paving and a lawn, having been improved with well stocked borders, home to a range of decorative shrubs, plants and trees to create privacy. To the front is a block paved driveway suitable for two cars, as well as the garage creating an extra space is required.

Rotary Drive is an exquisite, spacious family home and it won't be on the market for long! Call Stephenson Browne today to book your viewing and avoid missing out!



Entrance Hall

Composite panelled entrance door. Doors to all rooms. Access into the integral garage. Double panel radiator. Understairs storage cupboard.

Lounge

16'5" into bay x 10'11"

Two single panel radiators. Double glazed walk-in bay window to the front elevation.

Downstairs WC

3'3" x 5'4"

Single panel radiator. Two piece suite comprising a low level WC with push button flush and a wall mounted wash hand basin with mixer tap and splashback tiling.

Kitchen Diner/Family Room

26'9" x 8'11"

A range of wall, base and drawer units with granite work surfaces over incorporating a 1.5 bowl sink unit with mixer tap. A range of integrated Neff appliances including oven, microwave, four ring gas hob with extractor canopy over, dishwasher and fridge freezer. Double glazed window to the rear elevation. Double glazed bi-fold doors opening to the rear garden. Two double panel radiators. TV aerial and telephone points.

Utility Room

5'2" x 5'3"

Wall and base units with granite work surfaces over incorporating a single drainer sink unit with mixer tap. Space and plumbing for a washing machine. Single panel radiator. Double glazed frosted door opening to the side.

First Floor Landing

Doors to all rooms. Single panel radiator. Storage cupboard housing the hot water cylinder.

Principal Bedroom

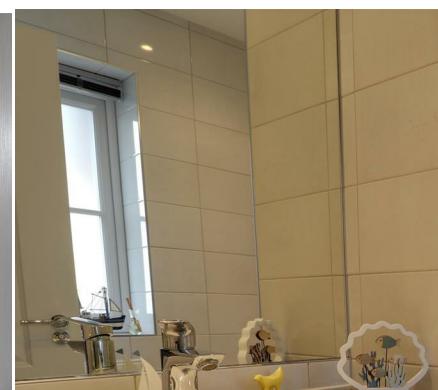
13'9" x 11'2"

Double glazed window to the front elevation. Single panel radiator. A range of fitted bedroom furniture including drawers, dressing table and wardrobes with hanging rails and shelving.

En-Suite

7'4" x 5'9"

Tiled walls and flooring. Single panel radiator. Double glazed frosted window to the front elevation. 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 shower cubicle with rainfall shower over. Inset spot lighting.



Bedroom Two

11'6" x 9'4"

Double glazed window to the rear elevation. Single panel radiator. Fitted wardrobes with hanging rails and shelving.

Bedroom Three

13'1" x 9'3"

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

Bedroom Four

9'7" x 9'2"

Single panel radiator. Double glazed window to the rear elevation. Storage cupboard with hanging rails

Family Bathroom

8'6" x 8'6" max

Double glazed frosted window to the side elevation. Heated towel rail. Four piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment and a shower cubicle with rainfall shower over. Inset spotlighting.

Integral Garage

17'9" x 8'11"

Up and over door to the front. Power and lighting. Wall mounted gas central heating boiler.

Externally

The property is approached by a block paved driveway providing off road parking for two vehicles. The front and rear gardens are mainly laid to lawn with well stocked borders housing a variety of trees, shrubs and plants. Access gate leading to the rear garden. The rear garden also hosts a paved patio area providing ample space for garden furniture and outside entertaining, with additional private seating area to the front. Wall mounted untethered electric car charging point.

NB: Tenure

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

Council Tax Band

The council tax band for this property is

NB: Copyright

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Alsager AML Disclosure

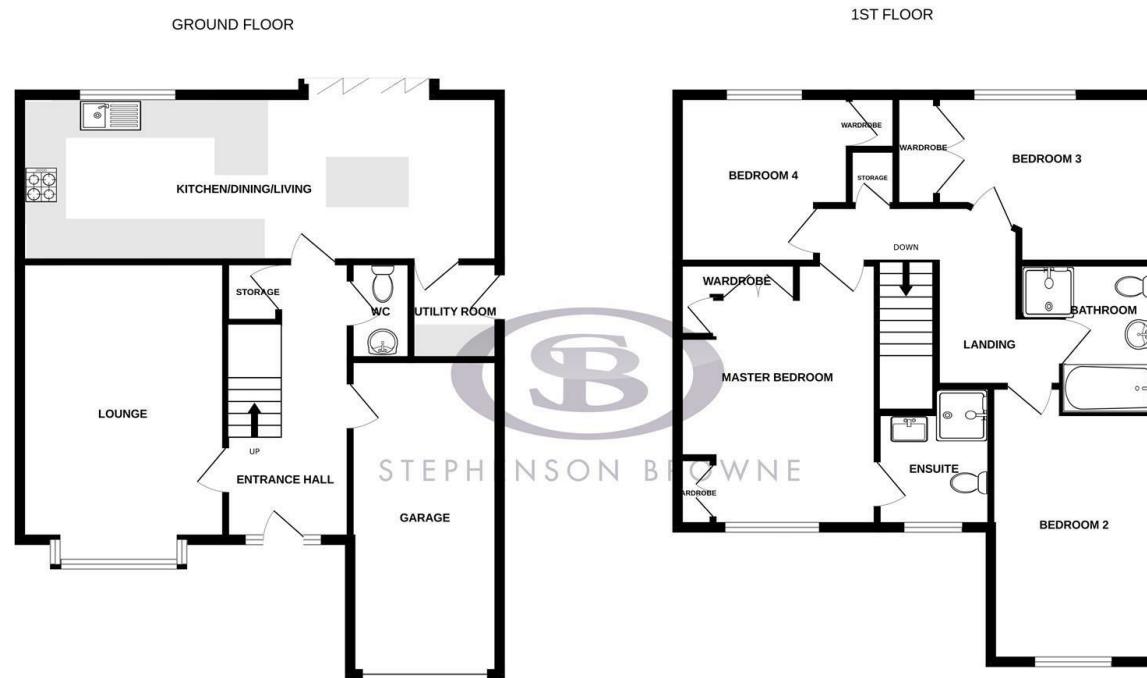
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.

Estate Charge

Whilst we have been informed by our sellers that the property is freehold, please note, we have been made aware by the sellers that an estate charge is payable to cover maintenance for the new development. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

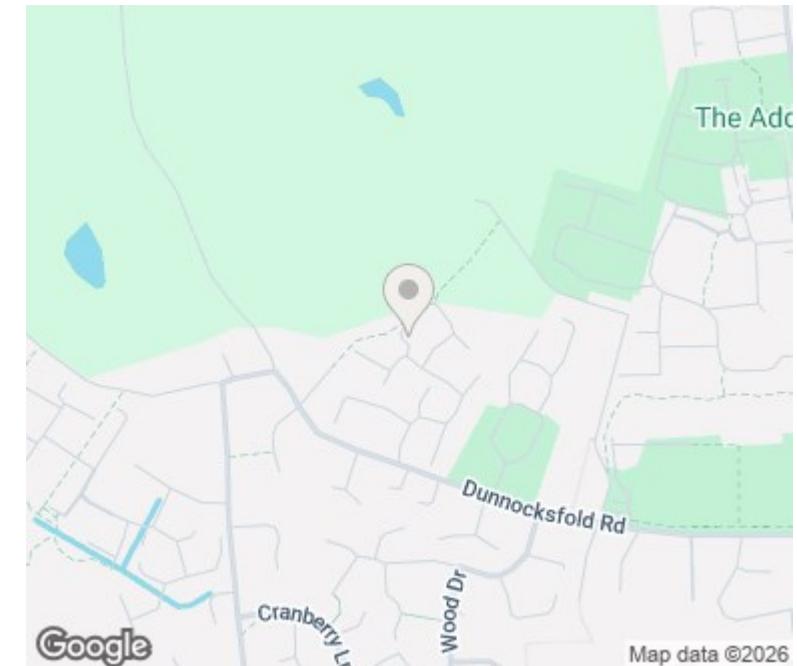


Floor Plan



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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