



STEPHENSON BROWNE

## Pikemere Road, Alsager

ST7 2SE



£850,000

## DESCRIPTION

Welcome to Pikemere Road - the epitome of luxury both inside and out, a remarkably bespoke seven bedroom detached property that offers the perfect blend of space and comfort. This incredible family home sits on a fantastic plot with ample off road parking, located on one of Alsager's most desired residential areas, having been completely transformed by the current owners in recent years. Offering spacious accommodation throughout, in a prime location giving easy access to amenities and well regarded schooling.

Upon entry is the spacious hallway giving access to the generous lounge and the exemplary kitchen/diner/family room, enjoying French doors opening to the garden making it the real 'heart of the home'. In addition, you will find a separate utility and downstairs WC, as well as two additional reception rooms, currently utilised as a study and playroom, but giving you that versatile floorplan with ample space for entertaining guests, or simply relaxing with family. The first floor is home to five double bedrooms, with the principal suite having a four piece en-suite bathroom and fitted wardrobes, and three of the four bedrooms having walk-in wardrobes ready fitted to convert into en-suite shower rooms. To the second floor, a spacious landing/lounge area offers great potential for conversion into an annexe (subject to the usual permissions) with two bedrooms located from here.

Externally, the property hosts a shale driveway to suit multiple cars, along with an integral double garage. The rear garden offers great privacy having a patio area perfect for entertaining and outside dining and then mainly laid to lawn with hedged and fenced boundaries.



Early viewings come highly recommended to appreciate this wonderful home - call Stephenson Browne today to arrange yours!



# ROOM DESCRIPTIONS

## Entrance Hall

Composite entrance door having double glazed frosted insets. Two double panel radiators. Stairs to the first floor. Doors to all rooms.

## Downstairs WC

3'11" x 5'8"

Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin with mixer tap and splashback tiling. Double glazed frosted window to the front elevation. Heated towel rail.

## Study

11'9" x 14'7" into bay

Double glazed walk-in bay window to the front elevation. Two double glazed frosted windows to the side elevation. Double panel radiator. Marble effect fireplace housing multi fuel burner. Ethernet point.

## Kitchen Diner

### Kitchen Area

11'11" x 11'8"

Range of base and drawer units with granite work surfaces over incorporating a stainless steel 1.5 bowl sink unit with mixer tap. Integrated four ring ceramic hob with extractor canopy over. Integrated oven, grill and microwave. Integrated fridge and freezer. Integrated dishwasher. Integrated triple glazed skylight. Double glazed window to the rear elevation. Island with breakfast bar and pop out power points. Inset spotlights.

### Dining Area

19'0" x 10'8"

Double glazed sliding patio door opening to the rear garden. Double panel radiator. Inset spotlighting. TV aerial and ethernet points.

### Playroom

12'3" x 11'9"

Double glazed frosted window to the side elevation. Double panel radiator. Opening into:-

### Lounge

19'10" x 13'6"

Double panel radiator. Two double glazed frosted windows to the side elevation. Double glazed French doors opening to the rear garden. Two modern wall mounted radiators. Double panel radiator. TV aerial and ethernet points. Opening into:-

### Utility Room

16'10" x 6'2"

Base and wall units having roll top work surface over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Single panel radiator. Double glazed frosted door opening to the side. Two single panel radiators. Potential to add a shower room with the waste pipes remaining. Door into the garage.

### First Floor Landing

Doors to all rooms. Staircase to the second floor. Double panel radiator. Double glazed window to the front elevation.

### Principal Bedroom

19'1" max x 11'6" to front of robes

Fitted wardrobes having hanging rails, shelving and mirrored sliding doors. TV and ethernet points. Double panel radiator. Double glazed window to the rear elevation.



### **En-Suite**

7'4" x 10'10"

Maximum measurements. A four piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below, Jacuzzi style bath with mixer tap having rinser attachment and a double shower cubicle with rainfall shower, rinser attachment and having jets. Modern wall mounted radiator. Heated towel rail. Inset spotlighting.

### **Bedroom Two**

10'8" x 13'0"

Double panel radiator. Double glazed window to the rear elevation. TV aerial and ethernet points.

### **Walk-In Wardrobe**

5'4" x 5'8"

Plumbed in providing potential for an en-suite. Double glazed frosted window to the side elevation. Single panel radiator.

### **Bedroom Three**

12'3" x 13'2"

Double glazed window to the rear elevation. Double panel radiator. TV aerial and ethernet points.

### **Walk-In Wardrobe**

3'3" x 10'3"

Plumbed in providing potential for an en-suite. Double glazed frosted window to the side elevation. Single panel radiator.

### **Bedroom Four**

13'2" x 11'7"

Double panel radiator. Double glazed window to the front elevation. Walk-in wardrobe with hanging rails. TV aerial and ethernet points.

### **Walk-In Wardrobe**

3'3" x 8'3"

Plumbed in providing potential for an en-suite. Double glazed frosted window to the side elevation. Single panel radiator.

### **Bedroom Five**

11'10" x 14'1" into bay

Double panel radiator. Double glazed bay window to the front elevation. TV aerial and ethernet points.

### **Family Bathroom**

12'2" x 11'10"

Four piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below, freestanding bath with mixer tap and a double shower cubicle with rainfall shower, tinder attachment and jets. Modern wall mounted radiator. Heated towel rail. Inset spotlighting.

### **Second Floor**

#### **Lounge Area**

14'9" x 18'3"

Two Velux skylights. Potential for a games room/lounge area.

#### **Bedroom Six**

12'10" x 14'0"

Velux skylight. Plumbing and power for an en-suite.

#### **Bedroom Seven**

17'8" x 12'1"

Two Velux skylights.

### **Externally**

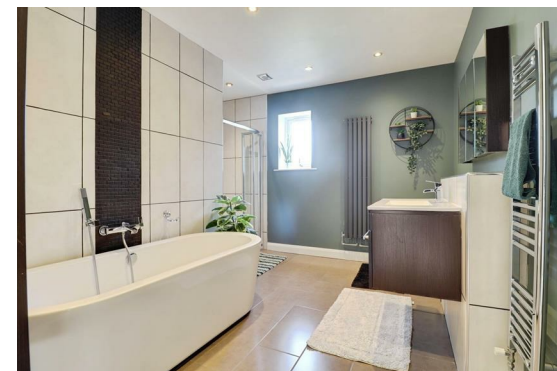
#### **Double Garage**

17'0" x 17'0"

Double glazed frosted window to the side elevation. Double up and over roller door to the front. Power and lighting. Hot water cylinder and wall mounted gas central heating boiler.

#### **Council Tax Band**

The council tax band for this property is G.



# 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		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 on the final page if you are interested in booking a viewing or require further information.

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