



## |., 5a Chells Hill, Church Lawton, Stoke-On-Trent, Staffordshire, ST7

Offers Over £500,000

- Prestigious Four Double Bedroom Detached Residence
- Separate Utility & Cloakroom
- Two Further Bedrooms & Family Bathroom
- Beautiful Semi-Rural Village Of Church Lawton
- Open Plan Living, Dining & Kitchen With Integral Appliances
- Master Suite With En-suite & Dressing Area- Occupying Its Own Floor
- Driveway Providing Ample Parking For Vehicles
- Spacious Lounge With Feature Window
- Second Bedroom With En- Suite Facilities
- Planning Permission Granted For A Detached Garage

# 5a Chells Hill, Stoke-On-Trent ST7 3FB

\*\*\*SEMI RURAL LOCATION\*\*\* COUNTRYSIDE VIEWS \*\*\*PRICE ADJUSTMENT OF £35,000\*\*\*

This exceptional four-bedroom, three-bathroom home is located upon a country lane within a sought after non estate position.

This prestigious home offers superb size accommodation over three floors with a quality finish as well as a fantastic sized plot and an open rear aspect having picturesque views over the adjoining fields and nature pond.



Council Tax Band: F



The impressive frontage concludes that this is going to be home of grandeur with its contemporary design and generous sized driveway allowing parking in abundance. Whilst the rear aspect reveals its true magnitude and modern features, incorporating an open plan living and dining kitchen and on trend bi-folding doors which is one of its many desirable features of this decadent home.

You are welcomed into the property via an incredible spacious reception hall, complete with LVT flooring, underfloor heating and feature sleek modern oak and glass open staircase.

There is a separate spacious lounge overlooking the driveway with partial views over the adjacent equestrian centre.

The open plan living and dining kitchen is sure to impress with a defined kitchen dining and lounge areas providing the perfect environment for family living and entertaining. The kitchen is furnished with a range of on trend units and quality appliances including a sitting island with incorporating cooking station and luxurious Marble work surfaces. The dining area has space for a table and chairs, whilst the defined lounge area looks out on the generous size rear garden courtesy of the bifold doors.

This semi-rural location which straddles the popular villages of Church Lawton and Alsager which are accessible and renowned for their top performing local schools including Alsager High. Neighbouring towns of Sandbach, Crewe and Congleton are also accessible as is rail travel and the M6 motorway.

#### **Entrance Reception Hallway**

17'9" x 8'0"

Having a modern composite front entrance door with central full length glazed panel and matching side panels. Continuous LVT luxurious flooring with underfloor heating, under stairs storage cupboard. Feature oak and glass staircase with inset LED lighting having stairs off to first floor landing. - Size : - 17' 9" x 8' 0" (5.41m x 2.44m reducing to 1.61 )

#### **Open Plan Living And Dining Kitchen**

20'5" x 20'10"

Having a living and dining kitchen with defined living and dining areas. Kitchen having a range of on-trend off grey handleless wall mounted cupboard and base units with matching kitchen island having an incorporated cooking station with electric touch control induction hob and ceiling mounted extractor fan over with over counter lighting. Marble worktop to island and matching worktops. Island having incorporated Seating for 3 people, LED lighting, pop-up countertop electric point. Inset stainless steel sink unit with deck mounted mixer flexi tap over. Integral electric double oven with integral fridge and separate freezer, integrated dishwasher. LVT flooring to the entirety with underfloor heating, UPVC double glazed window to the rear aspect, recessed LED lighting to ceiling, defined lounge and dining areas having Roof lantern windows to ceiling providing additional light in cohesion to the bifold patio doors.

- Size : - 20' 5" x 20' 10" (6.22m x 6.36m reducing to 4.11

#### **Utility Room**

4'10" x 7'10"

Having a range of matching units and tall larder store cupboard with marble effect work surfaces incorporating a composite single drainer sink unit with mixer tap over. Plumbing for washing machine, extractor fan, continuous LVT flooring with underfloor heating, UPVC double glazed side entrance door with obscure glazed panelling. - Size : - 4' 10" x 7' 10" (1.48m x 2.38m)

#### **Ground Floor Cloaks**

Having a modern grey gloss bathroom cabinetry with countertop vanity sink unit and WC with concealed cistern. Black glass splashback, continuous LVT flooring with underfloor heating. - Size : -

#### **First Floor Landing**

Having a glazed and oak staircase and staircase to the second floor.

- Size : -

#### **Bedroom Two**

15'5" x 12'6"

Having UPVC double glazed window to the front and side aspect, radiator. Access to ensuite. - Size : - 15' 5" x 12' 6" (4.70m x 3.80m)

#### **Ensuite Shower Room**

8'0" x 4'7"

Having a luxury suite with walk in double width shower cubicle with fixed glaze shower screen and thermostatically controlled shower. Wall mounted Wash hand basin set in vanity storage unit, WC. Fully tiled walls and floor chrome heated towel radiator, extractor fan. UPVC double glazed obscured window to the front aspect. - Size : - 8' 0" x 4' 7" (2.45m x 1.40m)

#### **Bedroom Three**

11'7" x 11'2"

Having a UPVC double glazed window to the rear aspect with views on the horizon looking out to the adjoining fields and nature pond. Radiator. - Size : - 11' 7" x 11' 2" (3.54m x 3.41m)

#### **Bedroom Four**

10'11" x 9'1"

Having a UPVC glazed window to the rear aspect having views over the adjacent fields and nature pond. - Size : - 10' 11" x 9' 1" (3.34m x 2.78m)

### Family Bathroom

7'6" x 5'7"

Having a luxury suite with paneled bath, wash hand basin set in vanity storage unit, WC. Tiled walls and floor, chrome heated towel radiator, extractor fan.

UPVC double glazed obscured window to the side aspect. - Size : - 7' 6" x 5' 7" (2.29m x 1.71m)

### Master Suite

16'4" x 16'3"

Having a UPVC window to the front aspect with Velux sky light windows to the vaulted ceiling. Storage to eaves, radiator.

- Size : - 16' 4" x 16' 3" (4.98m x 4.96m)

### En Suite

8'4" x 5'1"

Having a walk in shower cubicle with built in shower seat and thermostatically controlled shower. W.C, wall mounted wash hand basin, tiled flooring, chrome heated towel radiator, extractor fan, Velux sky light window to partially vaulted ceiling.

- Size : - 8' 4" x 5' 1" (2.55m x 1.56m)

### Externally

Driveway with cobblestone entrance to the approach to the gravelled driveway. Parking for several vehicles. Gated side access through to the rear garden. External lighting.

Rear garden laid to lawn and additional Indian stone paved patio area

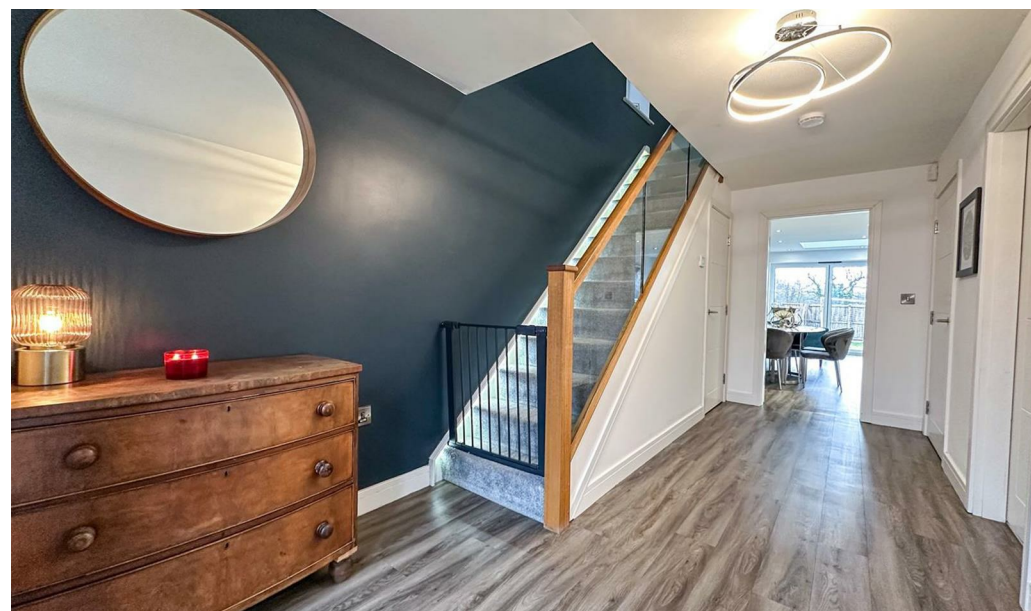
Adjoining lawned garden, enclosed via timber fenced panels.

Gated access to the adjoining gravelled driveway providing additional off road parking with space for a caravan.

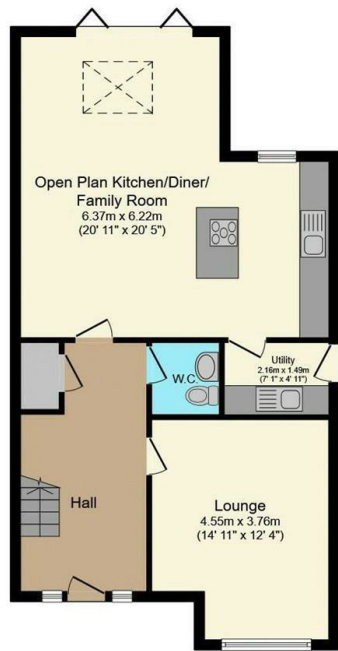
- Size : -

### AML REGULATIONS

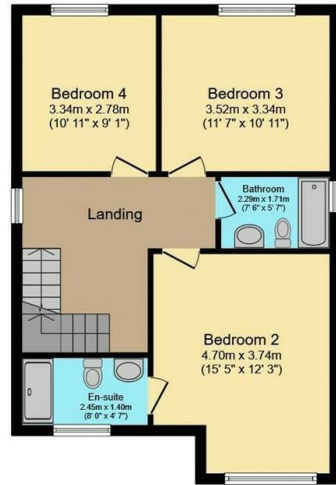
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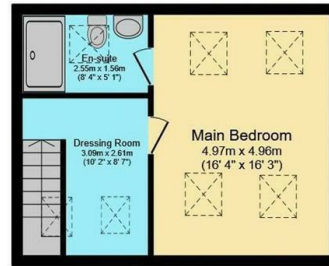




**Ground Floor**



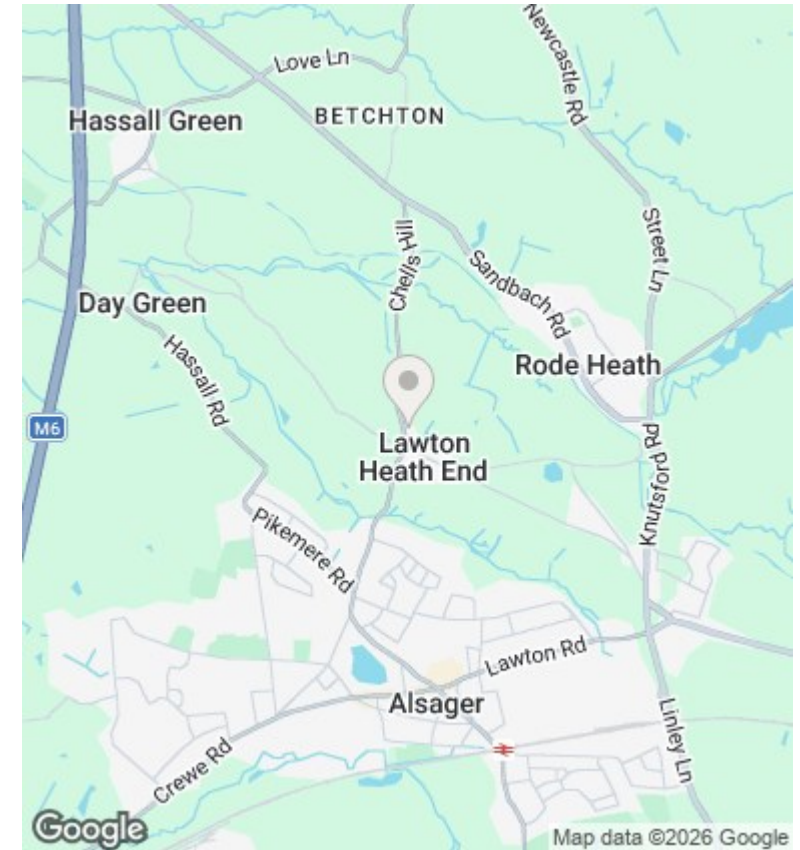
**First Floor**



**Second Floor**

Total floor area 158.1 sq.m. (1,702 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

F

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