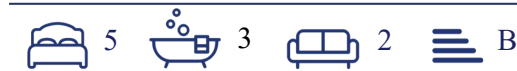




STEPHENSON BROWNE

## Leycroft Drive, Alsager

ST7 2XN



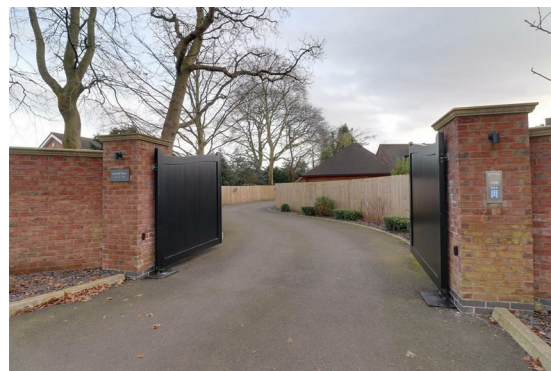
Offers Over £860,000

## DESCRIPTION

GATED COMMUNITY A FEW MINUTES WALK FROM ALSAGER CENTRE- A highly impressive, executive FIVE DOUBLE BEDROOM family home is positioned on a small gated development of just five properties. Individually designed and constructed in 2022 by the highly regarded 'Simon Clutton Homes' with energy efficiency in mind, this 2562sqft property is equipped with an air source heat pump, electric car charging point, underfloor heating to the ground floor giving it the honour of being a 'B' rated, energy efficient home.

This particular home has seen just one owner, and has been beautifully decorated with modern sleek style throughout. In brief the property comprises of a cosy lounge/snug having bi-fold doors, a stunning large open plan kitchen/dining/living area complete with contemporary 'shaker' style kitchen, a range of appliances and twin bi-folding doors to the rear. There is also a separate handy utility room and principal bedroom with dressing room and en-suite shower room to the ground floor, its own set of bi-fold doors giving access to the garden. Upstairs, the contemporary theme continues with feature pendant light to the landing with an open area currently used for seating but would also suit a study area. All bedrooms on this floor are double rooms with built-in wardrobes to the second bedroom also having en-suite, the remaining three bedrooms share use of the family bathroom.

Externally, the property has a driveway to the front, providing invaluable off road parking leading to a detached garage, having separate store and steps going to a room above with telephone point. This family home is positioned on a generous plot with gardens to three sides, perfect for entertaining family & friends all year round.



To fully appreciate this one of a kind, high specification home, as well as it's central location, viewings come highly recommended! Call Stephenson Browne today to book yours!



# ROOM DESCRIPTIONS

## Entrance Hall

Composite entrance door having double glazed frosted windows to either side. Oak staircase with glass balustrade and storage cupboard below. Underfloor heating. Cloakroom.

## Downstairs WC

6'5" x 3'7"  
Two piece suite comprising of a low level WC with push button flush, and a vanity wash hand basin with mixer tap and storage cupboard below. Tiled floor and half tiled walls. Underfloor heating.

## Lounge

15'11" x 15'5"  
Double glazed window to the front elevation. Double glazed bi-fold doors opening to the side elevation. Inset spotlighting. Underfloor heating.

## Kitchen Diner/Family Room

33'8" x 20'6"  
Underfloor heating. Two sets of bi-fold doors opening to the side and rear elevations. Inset spotlighting. Range of wall, base and drawer units with Quartz work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and Quooker mixer tap. A range of integrated appliances including a Miele oven and microwave/oven, Neff five ring induction hob with extractor oven, Neff dishwasher and Blomberg American style fridge freezer.

## Utility Room

8'11" x 8'0"  
Range of wall, base and drawer units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Space and plumbing for a washing machine. Space for a tumble dryer. Hot water cylinder. Underfloor heating.

## Principal Bedroom

12'0" x 16'3"  
Double glazed tri-fold doors opening to the rear garden. Inset spotlighting. Underfloor heating. Door into:-

## En-Suite Shower Room

7'3" x 9'8"  
Suite comprising of a low level WC with push button flush, dual vanity basins with mixer tap and storage cupboards below, and a double shower cubicle with rainfall shower over. Heated towel rail. Double glazed frosted window to the rear elevation. Underfloor heating.

## Dressing Room

7'6" x 6'4"  
Range of fitted furniture having hanging rails and shelving. Underfloor heating.

## First Floor Landing

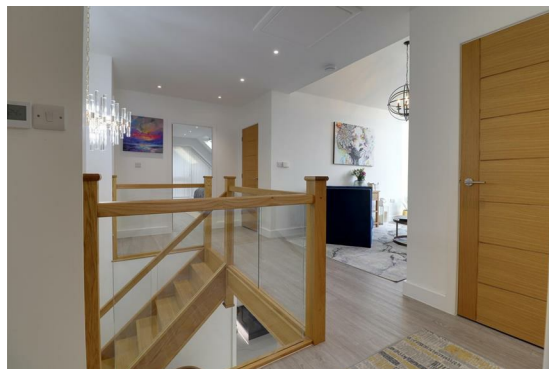
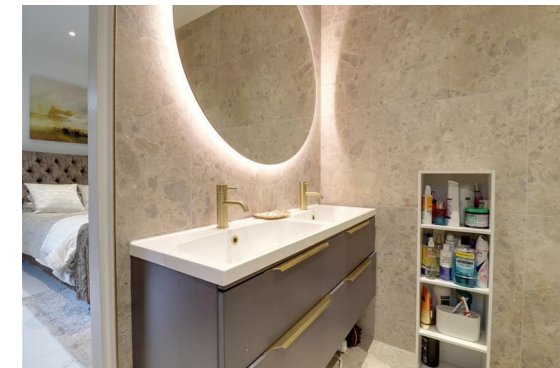
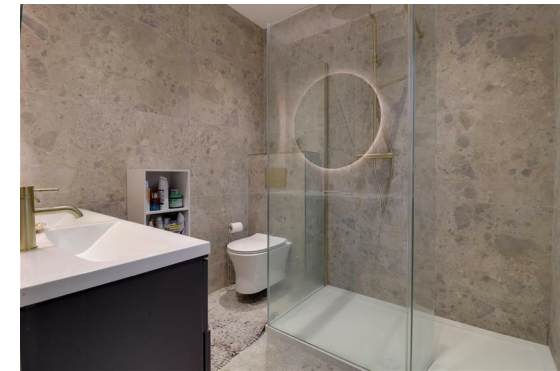
Doors to all rooms. Two storage cupboards. Inset spotlighting. Loft access point.

## Seating Area

7'10" x 12'11"  
Double glazed frosted window to the front elevation. Double panel radiator.

## Bedroom Two

18'2" x 9'10"  
Two skylights. Double panel radiator. Double glazed window to the side elevation. Inset spotlighting. Built-in wardrobes with hanging rail and shelving. Door into:-



#### **En-Suite Bathroom**

11'5" x 6'9"

Four piece suite comprising of a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below, a corner shower cubicle with rainfall shower and tender attachment, and a roll top bath with mixer tap. Heated towel rail. Double glazed frosted window to the rear elevation. Tiled floor and walls.

#### **Bedroom Three**

16'5" x 10'1"

Two skylights. Double panel radiator. Double glazed window to the side elevation. Inset spotlighting.

#### **Bedroom Four**

15'1" x 11'3"

Two skylights. Double panel radiator. Double glazed window to the side elevation. Inset spotlighting.

#### **Bedroom Five**

10'4" x 10'5"

Double panel radiator. Double glazed window to the side elevation. Inset spotlighting.

#### **Family Bathroom**

6'3" x 8'2"

Three piece suite comprising of a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below, and a roll top bath with mixer tap. Heated towel rail. Double glazed skylight to the rear elevation. Tiled floor and walls.

#### **Detached Double Garage**

21'5" x 19'10"

Stairs to storage above. Electric roller door to the front. Power and lighting

#### **Store**

19'10" x 7'2"

Range of wall units. Double glazed window to the rear elevation. Courtesy door to the side.

#### **Garage Loft/Potential Office**

11'5" x 27'1"

Two skylights. Telephone point.

#### **Externally**

The property is positioned on a generous plot with lawned gardens to all four sides. The front of the property is approached by a paved pathway with a driveway to the side providing ample off road parking for numerous vehicles leading to a detached garage. Two patio areas to the rear provide perfect space for outside entertaining.

#### **Council Tax Band**

The council tax band for this property is G.

#### **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. Please note a service charge is payable.

#### **NB: Copyright**

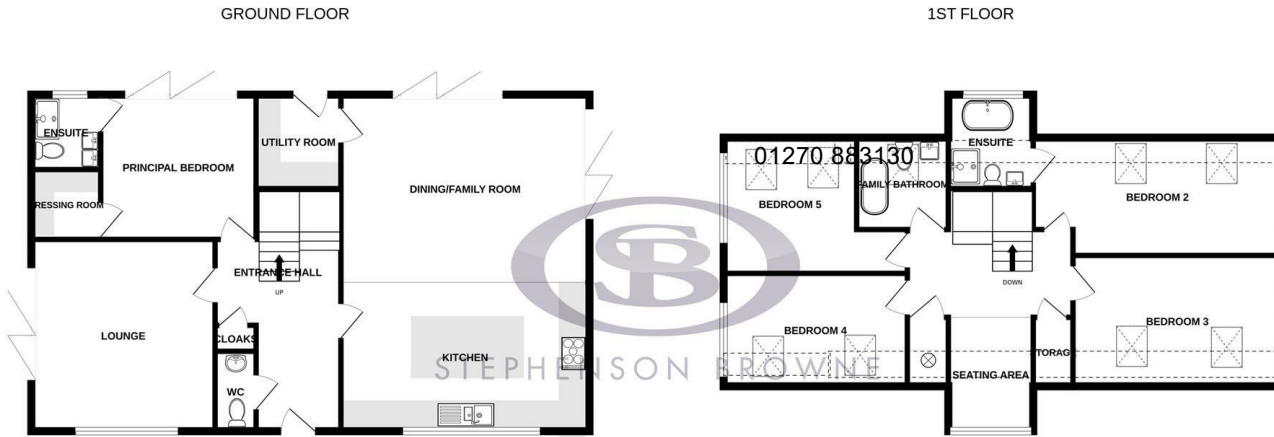
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#### **NB: Land Registry**

Please be advised that we have not been able to obtain an electronic copy of the title register with land registry through our due diligence process. This does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

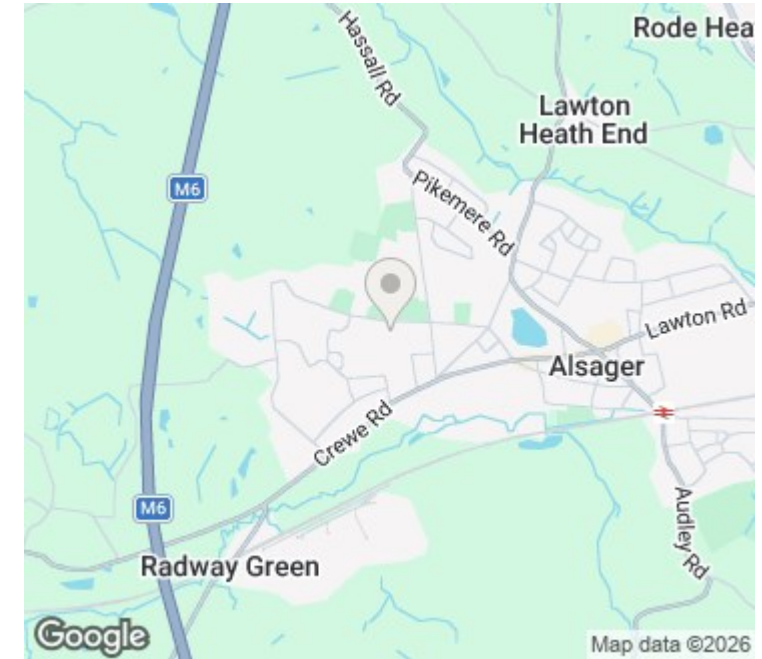


# Floorplans

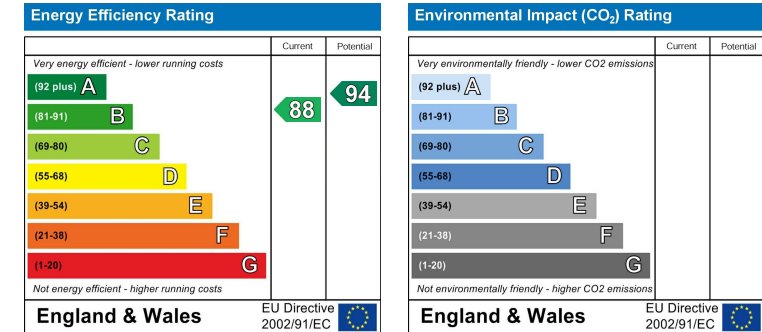


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



# 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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

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