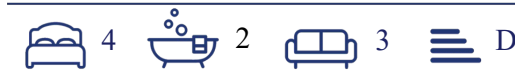




STEPHENSON BROWNE

Dee Close, Talke

ST7 1TB



Offers Over £375,000

DESCRIPTION

OPEN ASPECT TO THE SIDE -
SECLUDED POSITION - EXTENDED
ACCOMMODATION - Welcome to Dee
Close, a four bedroom detached bungalow
having been greatly extended, more recently
well maintained by the current owner. The
property is hidden away in a secluded
position at the bottom of Dee Close in a cul-
de-sac position, having woodland to the front
and views over Cheshire Plains to the side, as
far as Jodrell Bank.

In brief the well planned accommodation
comprises: Entrance hall, spacious lounge
having bow window to the front opening into
the dining room with conservatory off,
kitchen with central island and space for a
number of appliances, principal bedroom
with en-suite, two further double bedrooms,
single bedroom and a family bathroom.

Externally, the property is positioned on a
generous plot having ample parking to the
front leading to a integral garage. The side
garden offers a paved patio area providing
space for outside entertaining, enjoying the
open views, with a shale area for ease of
maintenance. The rear garden enjoys a great
degree of privacy and really is not one to be
missed!

An early inspection is essential to appreciate
the properties position, spacious
accommodation and wonderful open aspect.
Contact Stephenson Browne today to arrange
your all important viewing!





ROOM DESCRIPTIONS

Entrance Hall

uPVC panelled door with double glazed frosted inset. Double glazed window to the front elevation. Built-in wardrobe having sliding doors, hanging rail and shelving. Three single panel radiators. Loft access point.

Lounge

17'1" x 13'1"

Two double glazed windows to the side elevation. Double glazed bow window to the front elevation. Two single panel radiator. Marble Adam's style fireplace with hearth and surround. TV aerial point. Double doors into:-

Dining Room

9'6" x 13'1"

Single panel radiator. Double glazed French doors opening into:-

Conservatory

12'1" x 12'2"

Double glazed windows all round. Double glazed French doors opening to the rear garden.

Kitchen

13'1" x 13'9"

uPVC panelled door having double glazed inset opening to the rear garden. Double glazed window to the rear elevation. Single and double panel radiators. A range of wall, base and drawer units with roll top work surfaces over. Integrated oven/grill with gas hob and extractor canopy over. Space for undercounter freezer and freestanding fridge freezer. Space and plumbing for a washing machine. Central island incorporating a stainless steel sink unit with mixer tap. Space for a dishwasher.

Principal Bedroom

11'2" x 14'8"

Double glazed window to the rear elevation. Single panel radiator. Door into:-

En-Suite

3'2" x 10'1"

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 double shower cubicle with shower over. Double glazed frosted window to the side elevation. Half tiled walls. Shaver point. Single panel radiator.

Bedroom Two

14'8" x 7'8"

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



Bedroom Three

9'6" x 12'7"

Single panel radiator. Double glazed window to the side elevation. Built-in wardrobes with hanging rails and shelving.

Bedroom Four

7'5" x 7'1"

Double glazed window to the side elevation. Single panel radiator. Telephone point.

Family Bathroom

7'4" x 10'9"

Five piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below, panelled bath with mixer tap, bidet and a double shower cubicle with shower over. Two double glazed frosted windows to the side elevation. Tiled walls. Single panel radiator.

Externally

The property is positioned on a generous plot, approached by a block paved driveway proving off for parking for numerous vehicles. Paved pathway to the front of the property and access gate opening to the rear garden. Fenced boundaries to the front and rear. The rear garden is mainly paved for ease of maintenance with a shale area having a variety of trees, shrubs and plants.

Garage

10'7" x 14' ext to 20'4"

Power and lighting. Water tap. Up and over door to the front.

Summer House

9'8" x 13'3"

Shed

9'8" x 12'6"

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.

Council Tax Band

The council tax band for this property is C.

NB: Copyright

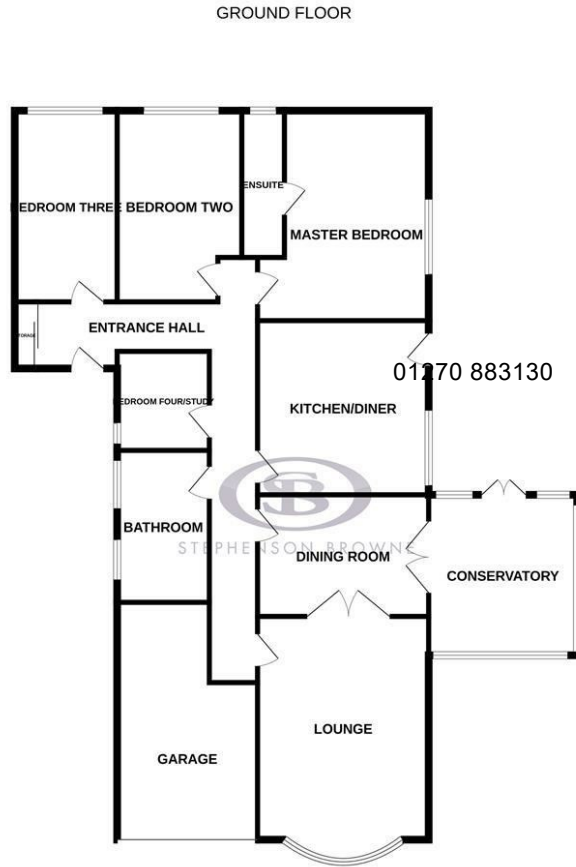
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Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining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



Floorplans

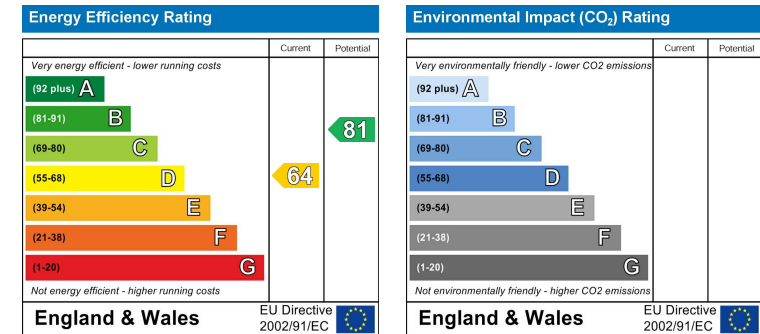


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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