

STEPHENSON BROWNE

Scot Hay Road, Alsagers Bank, Stoke-On-Trent

ST7 8BW

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£290,000

DESCRIPTION

An EXTENDED family home with THREE DOUBLE BEDROOMS, including a ground floor shower room and a first floor bathroom, backing onto fields!

A simply gorgeous family home which has been carefully modernised and upgraded over recent years, and a real credit to our current owner. This spacious and well-proportioned home offers much more than you may expect, including an incredible open plan kitchen/dining/living area which features a central island, breakfast bar, Quartz work surface and bi-folding doors leading to the rear garden!

An entrance hallway leads to the utility room, storage space and the snug, which leads into the open plan kitchen/diner/lounge area and the ground floor shower room. To the first floor are two double bedrooms and the family bathroom, with the third bedroom on the second floor. Outdoors, the rear garden has been beautifully landscaped to include a patio area, artificial lawn, decked seating terrace, outdoor kitchen, and a glass balustrade providing views onto the fields to the rear.

Situated in Alsagers Bank, the property offers an excellent balance between a village location close to countryside, whilst retaining the convenience of being in close proximity to the wealth of amenities within Newcastle-Under-Lyme town centre itself. Commuting routes such as the M6, A500 and A34 are all within easy reach.

A truly unique and hugely impressive home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.

























ROOM DESCRIPTIONS

Entrance Hall
Timber framed front door, tiled flooring, downlights, radiator, access to storage/alley space, access to the cellar.

Utility Room
11'9" x 9'10"
Vinyl tile effect flooring, UPVC double glazed window and front door, ceiling light point, radiator, exposed brick fireplace.

Snug
13'5" x 11'8"
Fitted carpet, ceiling light point, radiator, multi-fuel burner, opening into;

Open Plan Kitchen/Diner
24'11" x 13'7"
Maximum measurements - Tiled flooring, sky lantern, bi-folding doors leading to the rear garden, downlights, radiator, log-burner, central island with breakfast bar, inset sink with Quokker tap, AEG induction hob, Neff microwave oven and grill, fridge/freezer, Quartz work surfaces, USB/C sockets.

Shower Room
6'7" x 3'2"
Tiled flooring, part tiled walls, downlights, extractor fan, W/C, wash basin with vanity unit, towel radiator.

Landing
Fitted carpet, downlights, storage cupboard.

Bedroom One
15'3" x 9'10"
Fitted carpet, two UPVC double glazed windows, downlights, radiator, exposed brick fireplace.

Bedroom Two
13'6" x 8'10"
Fitted carpet, UPVC double glazed window with views over countryside to the rear, downlights, radiator, storage cupboard.

Bathroom
8'0" x 5'11"
Tiled flooring, UPVC double glazed window with views over countryside to the rear, downlights, towel radiator, part tiled walls, W/C, wash basin with vanity unit, bath with overhead shower.













Bedroom Three
15'2" x 8'7"
Second floor - minimum measurements plus eaves storage - Fitted carpet, downlights, radiator, skylight window, eaves storage.

Outside
To the rear of the property is a beautifully landscaped garden with an artificial lawn, patio seating terrace with outdoor kitchen area, barbecue firepit/coffee table, exterior sockets, with a glass balustrade providing views onto fields to the rear of the property. The perfect place to entertain guests and make the most of the stunning views!

Council Tax Band
The council tax band for this property is A.

Freehold 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.

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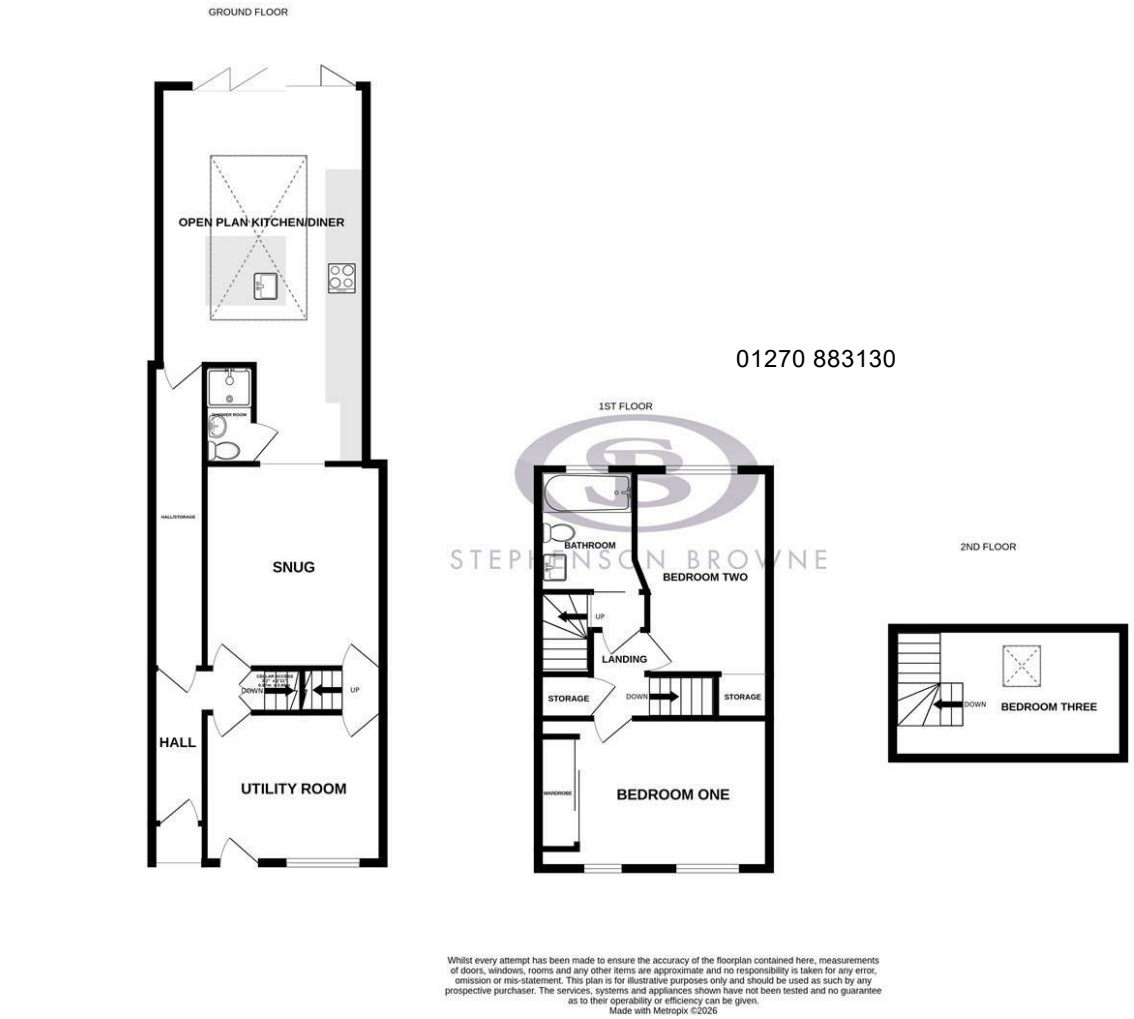
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Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining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

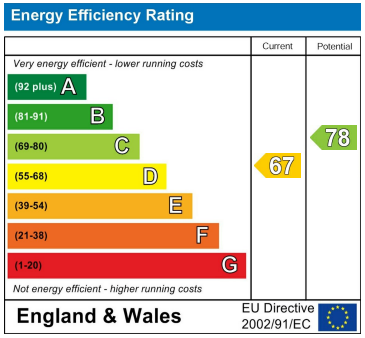


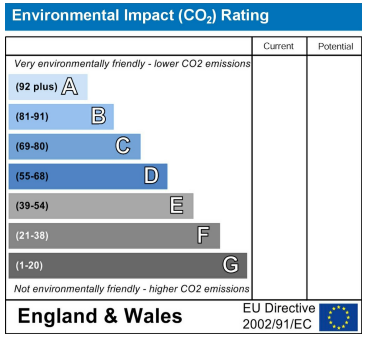
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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