



STEPHENSON BROWNE

Cherry Lane, Rode Heath

ST7 3QX



£700,000

DESCRIPTION

BRAND NEW HOME - OPEN VIEWS & STUNNING LOCATION! Situated on a small development of individual homes, is this executive three/four bedroom detached residence, just off Cherry Lane in a private and secluded position.

The property is completed to a very high specification throughout and is positioned within the sought after location of Rode Heath, ideally placed for a number of commuting links such as the A34, A500 and M6, with the wealth of amenities in Alsager and Sandbach also within easy reach. Several schools are nearby, whilst Alsager and Sandbach train stations are also within close proximity.

The properties accommodation comprises: An impressive entrance hall with staircase having oak spindles giving access to all downstairs rooms, generous lounge with French doors, downstairs study/bedroom four with an open kitchen diner/family room creating an additional reception space, with a spacious utility room and downstairs WC completing the ground floor. The Kutchenhaus kitchen boasts a range of high quality units and integrated appliances, in addition to the handy utility room and pantry cupboard. The downstairs WC completes the ground floor accommodation, part of which



has underfloor heating. To the first floor, three double bedrooms with the principal having its own dressing room and en-suite, with a seating area and stunning mezzanine to enjoy the open aspect, with the three piece family bathroom completing the first floor. In addition, the property has Rational aluminium and timber composite windows and doors throughout and an EV charging point.

Externally, there are allocated parking spaces to the front, a hardstanding to one side ideally suited to a storage area, with a lawned garden to the other side having a paved patio area ideal for outside dining in the summer months.

If you are looking for a new family home, with a high specification throughout, contact Stephenson Browne to arrange your viewing.



ROOM DESCRIPTIONS

Entrance Hall

Frosted double glazed entrance door having double glazed frosted window to the front. Staircase with oak enclosure leading to the first floor. Doors to all rooms. Modern wall mounted radiator. Inset spotlighting.

Kitchen Diner/Family Room

23'3" x 29'0"

Double glazed windows to the front and rear elevations. Double glazed French doors to the front with glass atrium and double glazed door to the side elevation. TV aerial and ethernet points. German Kutchenhaus kitchen having a range of wall, base, drawer units and central island with work surfaces over incorporating a Reginox 1.5 bowl sink unit with mixer tap. A range of integrated appliances including a Hotpoint fridge freezer, Neff oven and oven/microwave, Elica induction hob with extractor canopy over and Hotpoint dishwasher. Underfloor heating. Inset spotlighting.



Pantry

5'2" x 6'1"

Shelving and work surfaces. Underfloor heating

Utility Room

6'4" x 9'5"

Range of wall and base units having work surfaces over incorporating a sink unit with mixer tap. Space for a washing machine and tumble dryer. Modern wall mounted radiator. Double glazed window to the rear elevation. Inset spotlighting.



Downstairs WC

5'8" x 3'3"

Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin with mixer tap. Heated towel rail. Inset spotlighting.



Lounge

18'2" x 15'3"

Double glazed windows to the front elevation. Two pairs of French doors opening to the rear garden. Two modern wall mounted radiators. Inset spotlighting.



Study/Bedroom Four

10'2" x 9'5"

Double glazed French doors opening to the rear garden. Modern wall mounted radiator. TV aerial and ethernet points. Inset spotlighting.

First Floor Landing

Doors to all rooms. Loft access point. Storage cupboard having shelving and the hot water cylinder.

Principal Suite

19'7" x 13'2"

Oak bannister opening to the ground floor enjoying the atrium and field views. Two side lights. Inset spotlighting. Modern wall mounted radiator.

Seating Area

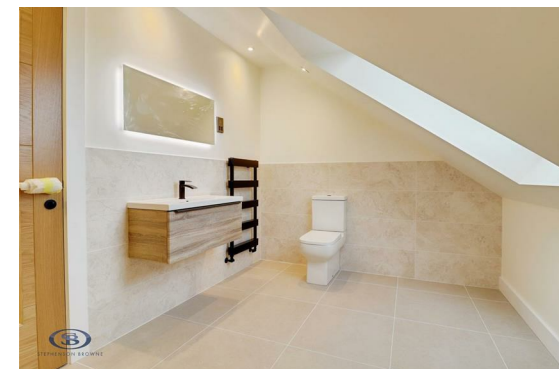
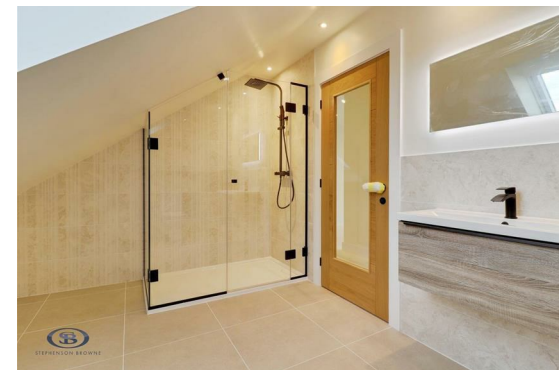
5'11" x 9'1"

Modern wall mounted radiator. Skylight.

En-Suite

6'8" x 13'5"

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 rainfall shower and rinser attachment. Skylight. Inset spotlighting. Shaver point. Light up mirror.



Dressing Room

9'5" x 6'11"

Skylight. Modern wall mounted radiator.



Bedroom Two

16'2" x 11'10"

Two skylights. Modern wall mounted radiator.

Bedroom Three

15'5" x 11'1"

Two skylights. Modern wall mounted radiator.



Family Bathroom

6'9" x 10'11"

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 panelled bath with mixer tap and rainfall shower over. Skylight. Inset spotlighting. Shaver point. Light up mirror.



Externally

The property is accessed via secure gates opening to the private communal driveway. Allocated off road parking to the front for numerous vehicles. Paved patio area to the side for either storage or additional patio area. The rear garden is mainly laid to lawn with paved patio area providing ample space for garden furniture. Hedged and walled boundaries. Greenhouse.

Alsager AML Disclosure

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.

Council Tax Band

The council tax band for this property is to be confirmed.

Freehold Tenure & Charges

Whilst we have been advised by our sellers that the property is freehold and an estate charge is payable to cover maintenance for the development, which is to be confirmed. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

NB: Copyright

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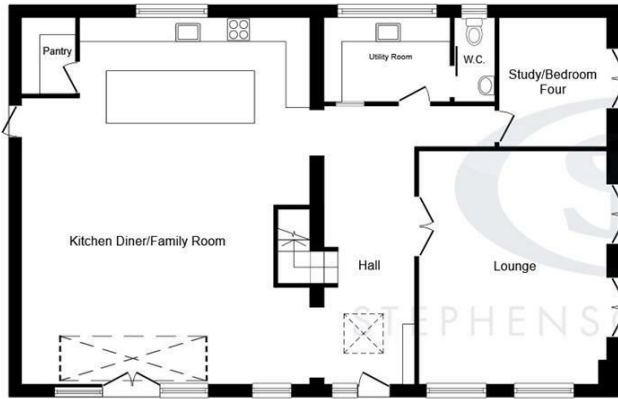
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Viewing

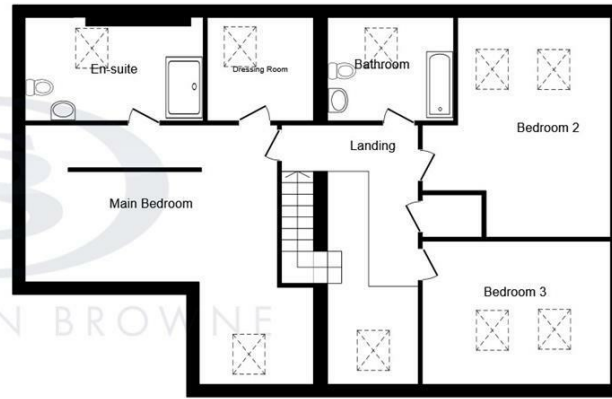
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

Valley Rise, Cherry Lane



Ground Floor

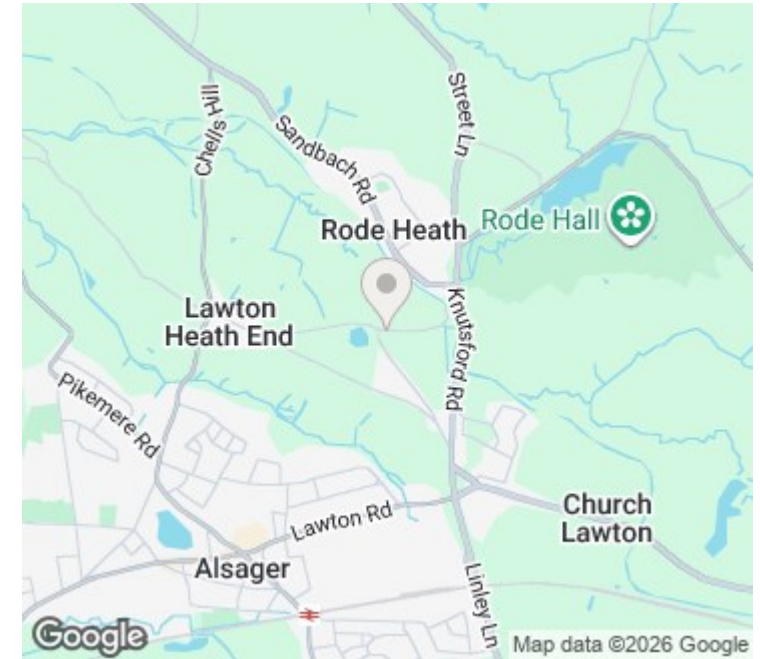


First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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