



STEPHENSON BROWNE

## Carlyle Close, Rode Heath

ST7 3UA



**Offers Over £575,000**

## DESCRIPTION

A stunning canal-side four bedroom, executive detached family home occupying a prime cul-de-sac position within Rode Heath, having undergone a programme of refurbishment to a high standard throughout, and offered for sale with no onward chain!

There are few homes which can boast their own canal-side seating terrace with mooring rights, but this is one of many features of this incredible family home. A welcoming entrance hallway leads to a spacious lounge, sitting room, downstairs WC, handy utility room and a kitchen diner/family room which really is the heart of the home, having a range of integrated appliances and creating a perfect entertaining space! The property also boasts underfloor heating to all tiled areas on the ground floor. Upstairs there are four spacious double bedrooms, en-suite to the principal and a family bathroom.

The property occupies a prime corner plot, with ample off-road parking provided via a double-width driveway, whilst the gardens are mainly paved and shale for ease of maintenance with a private seating area having mature plants, trees and shrubs, perfect for relaxing and watching the boats go by!

Carlyle Close is a quiet cul-de-sac in Rode Heath, with views to the side



aspect overlooking fields and the canal, whilst retaining fantastic links to commuting routes such as the M6, A500 and A34. The wealth of amenities within Alsager are only a short distance away, whilst Rode Heath Primary School is also nearby.

A stunning home in a beautiful location, offered for sale with no onward chain - please contact Stephenson Browne to arrange your viewing!



# ROOM DESCRIPTIONS

## **Entrance Hall**

Composite entrance door having double glazed frosted insets. Stairs to the first floor. Underfloor heating.

## **Sitting Room**

16'6" x 7'10"

Double glazed bay window to the front elevation. Double panel radiator. TV aerial point.

## **Lounge**

16'5" x 10'7"

Double glazed windows to the front and side elevations. Double panel radiator. TV aerial and Ethernet points.

## **Kitchen Diner**

28'9" x 9'2"

A range of wall, base and drawer units with work surfaces over incorporating a 1.5 bowl sink unit with mixer tap. Integrated appliances including fridge freezer, microwave, oven, four ring gas hob with extractor canopy over and dishwasher. Two pairs of double glazed French doors opening to the rear garden. Double glazed window to the rear elevation. Three Velux skylights. Underfloor heating.

## **Family Room**

9'9" x 11'1"

Double glazed window to the side elevation. Underfloor heating.

## **Utility Room**

Range of wall and base units with work surfaces over incorporating a sink unit with mixer tap. Storage cupboard housing the wall mounted gas central heating boiler. Underfloor heating. UPVc panelled door having double glazed frosted inset opening to the side. Underfloor heating.

## **Downstairs WC**

6'2" x 4'2"

Two piece suite comprising a low level WC with push button flush and a vanity wash hand basin with mixer two and storage below. Underfloor heating.



### **First Floor Landing**

Doors to all rooms. Storage cupboard. Loft access point.

### **Principal Bedroom**

15'4" x 11'0"

Double glazed windows to the front and side elevations. Double panel radiator. Storage cupboard. TV aerial point. Door into:-

### **En-Suite**

5'8" x 8'0"

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 over. Inset spotlighting. Heated towel rail. Double glazed frosted window to the front elevation.

### **Bedroom Two**

14'2" x 8'3"

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

### **Bedroom Three**

11'4" x 7'7"

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

### **Bedroom Four**

7'6" x 11'3"

Double glazed windows to the side and rear elevations. Double panel radiator.

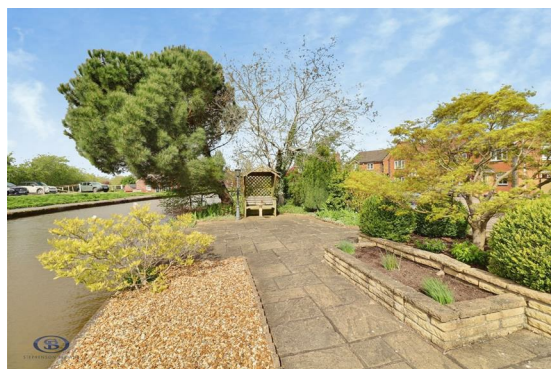
### **Family Bathroom**

7'5" x 6'4"

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. Double glazed frosted window to the rear elevation. Heated towel rail.

### **Externally**

The property is approached via a paved driveway providing ample off road parking. Paved patio areas to three sides allow perfect space for outdoor entertaining and to really take in the stunning views that the property enjoys. Shale areas for ease of maintenance and borders housing a variety of trees, shrubs and plants add colour into the garden, having a secluded seating area to watch the boats and world go by!



**Mooring Rights**

The property comes with mooring rights, we would advise the terms of this to be confirmed by your solicitor prior to exchange of contracts.

**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 E.

**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**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.









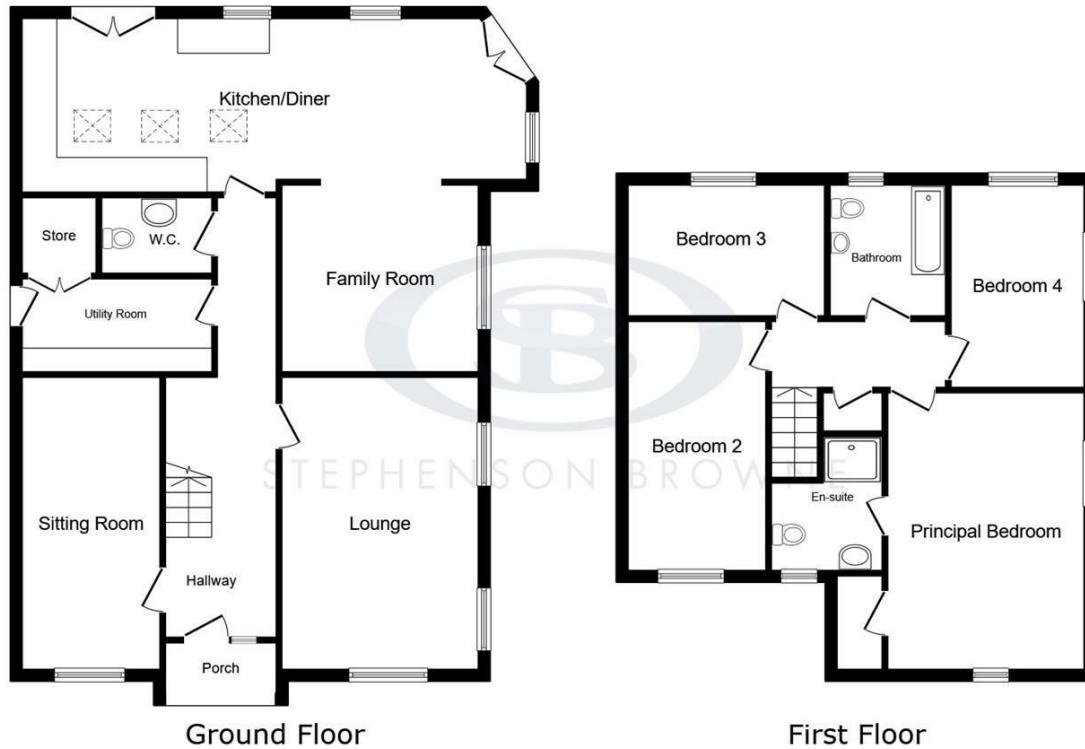
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## **Viewing**

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

# Floorplans

Carlyle Close



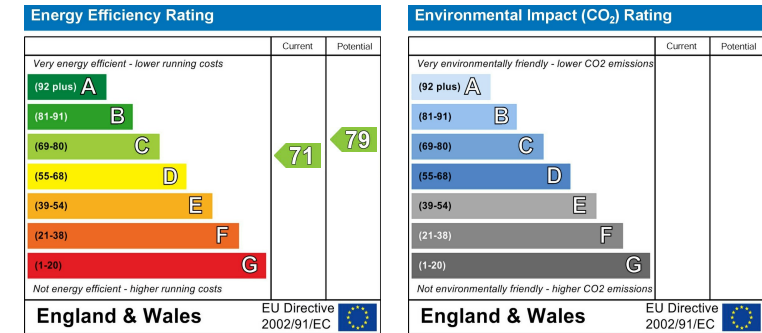
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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