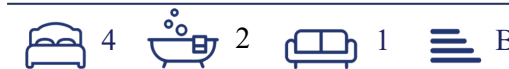




STEPHENSON BROWNE

Francis Jepson Close, Alsager

ST7 2ZQ



Offers Over £360,000

DESCRIPTION

A very well presented modern four bedroom detached family home positioned on a corner plot having side-by-side parking and a detached single garage, situated within a popular modern development close to schools and local amenities

A superb opportunity to purchase a stunning family home in a sought-after area close to Alsager town centre, offering well-proportioned accommodation throughout which makes fantastic use of the available space, as well a recently installed summer house in the back garden.

Built in 2024 to Wain Homes' 'Wren' design, the property has been very well cared for and improved by the current owners to create a simply gorgeous home, benefiting from solar panels for further efficiency (which are owned outright).

An entrance hall leads to the downstairs WC and lounge, with a sizeable kitchen/diner featuring a host of integrated appliances and French doors leading to the rear garden and having space for a sofa. Upstairs, there are four good sized bedrooms and a family bathroom, with the principal bedroom also benefiting from an en-suite shower room.

Ample off-road parking is provided via a tarmac driveway and a garage, whilst the delightful and fully enclosed rear garden features patio and lawned areas - ideal for families with children and/or pets!

Lawton Green is a sought-after development close to Alsager town centre, which benefits from excellent links to commuting routes such as the A34, A500 and M6. Several schools are nearby, including Church Lawton School, Alsager Highfields Foundation Primary School and Alsager School, whilst leisure



facilities such as Alsager Golf & Country Club are also within easy reach.

A beautiful and modern family home offering well planned accommodation throughout, contact Stephenson Browne to arrange your viewing.



ROOM DESCRIPTIONS

Entrance Hall

Composite entrance door having double glazed frosted insets. Single panel radiator. Telephone point. Doors to all rooms.

Downstairs WC

3'1" x 6'7"

Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin with mixer tap. Single panel radiator.

Lounge

18'3" x 11'6"

Double glazed bay window to the front elevation. Double glazed window to the side elevation. Two single panel radiators.

Kitchen Diner/Family Room

11'1" x 23'2"

Understairs storage cupboard. Double glazed bay window to the side and double glazed window to the rear elevations. Double glazed French doors opening to the rear garden. Double panel radiator. Range of wall, base and drawer units with work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated fridge freezer and dishwasher. Space for a washing machine. Integrated oven with gas hob and extractor canopy over.

First Floor Landing

Double glazed frosted window to the side elevation. Doors to all rooms. Loft access point. Double panel radiator.

Principal Bedroom

10'11" x 11'7"

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

En-Suite

3'2" x 8'3"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a double shower cubicle with shower over. Heated towel rail. Double glazed frosted window to the side elevation.

Bedroom Two

9'6" x 9'3"

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

Bedroom Three

6'10" x 11'5"

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



Bedroom Four

9'4" x 6'8"

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

Externally

The property is positioned on a corner plot with lawned gardens to three sides and borders housing a variety of trees shrubs and plants. Dual width driveway providing off road parking leading to a single garage. To the rear, a paved patio area provides ample space for garden furniture. Mainly laid to lawn with walled and fenced boundaries. Outside tap. Outside light.

Garage

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

Summer House

7'3" x 7'4"

Double glazed windows and double glazed French doors.

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 & 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 of £____ per annum. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

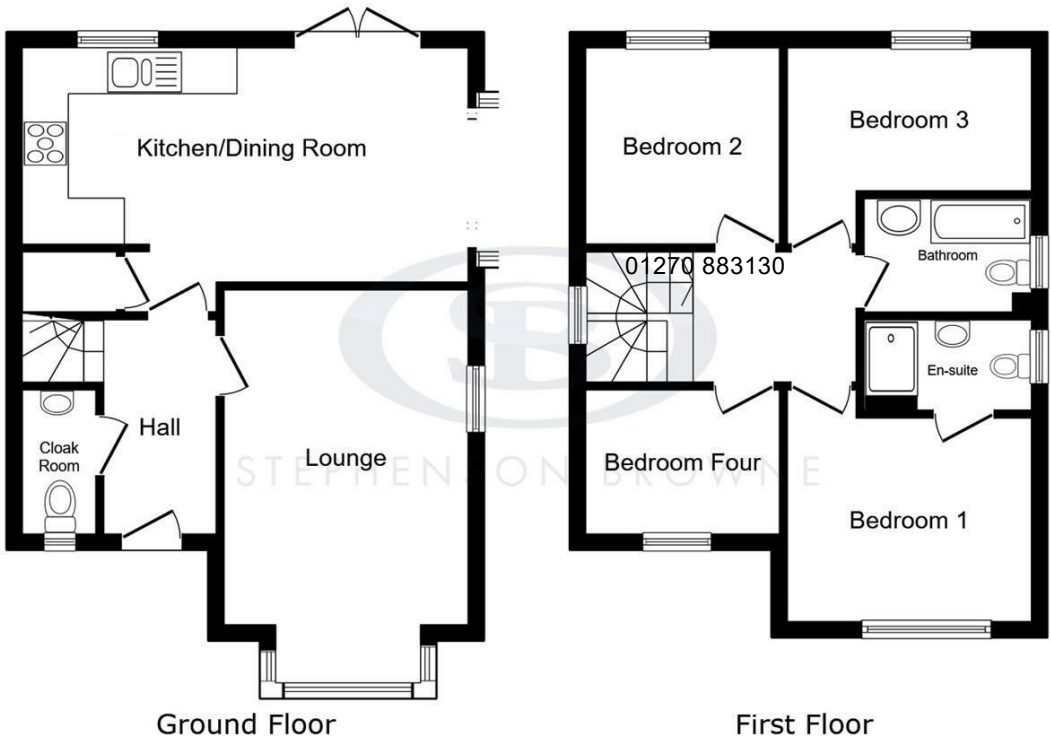
NB: Copyright

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



Floorplans

Francis Jepson 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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	

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

T: 01270 883130 E: alsager@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk