



STEPHENSON BROWNE

## Crewe Road, Alsager

ST7 2JF



**£995,000**

## DESCRIPTION

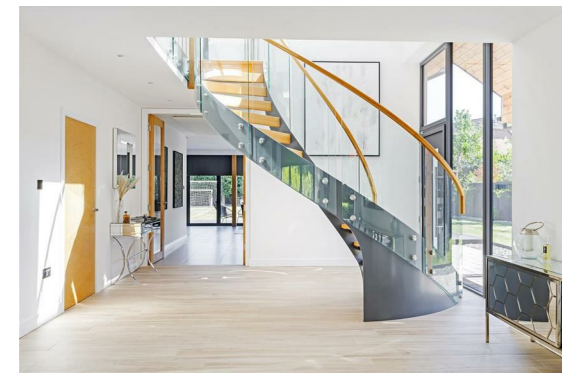
Stunning Individual Home in a Secluded Location...

A sleek aluminium entrance door opens into a full-height reception hall, where a helical staircase immediately establishes the home's sophistication. The thoughtfully designed ground floor centres around expansive open-plan living and entertaining spaces, seamlessly connected to create an effortless flow throughout.

The principal living area features a contemporary wood-burning stove, while large bi-folding doors open onto the beautifully landscaped gardens, blurring the boundary between indoor and outdoor living. A dedicated cinema room with an integrated surround-sound system provides an excellent entertainment space, complemented by a generous dining area.

At the heart of the home lies a stunning Italian-designed kitchen, meticulously specified with premium appliances from renowned brands including Siemens Studioline, Villeroy & Boch, Liebherr, and Quooker. A spacious utility room, impressive guest cloakroom, and walk-in coat room further enhance the property's practicality.

The first floor accommodates five generous double bedrooms, all featuring vaulted ceilings that



enhance the sense of space and light. The luxurious principal suite is particularly impressive, with a dressing area, en-suite wet room and glass-fronted balcony overlooking the garden. The remaining bedrooms are equally well-appointed and are served by beautifully finished family bathroom facilities.

Externally, the property continues to impress. Secure electric gates lead to a detached double garage finished with ThermoWood cladding, a slate roof, and electric doors. The garage is currently arranged as a gym with office above.

The professionally landscaped gardens provide an exceptional outdoor environment, featuring composite decking, ornamental planting, and vibrant herbaceous borders. Thoughtfully positioned lighting creates an inviting atmosphere day and night.

A viewing is highly recommended, contact Stephenson Browne today!



# ROOM DESCRIPTIONS

## About Alsager

Alsager is a sought-after location with excellent access to the A50, A500 and M6, making it ideal for commuters. Nearby rail stations at Crewe, Alsager, Congleton and Sandbach provide convenient regional and national connections, with direct services from Crewe to Manchester Piccadilly and London Euston.

The property is approximately 0.5 miles from the highly regarded Alsager High School and is well placed for a range of popular primary and secondary schools, including Newcastle-under-Lyme School.

Residents benefit from excellent leisure facilities, including Alsager Sports Hub, Manor House Hotel & Spa, Alsager Golf & Country Club and Alsager Lawn Tennis Club. Astbury Mere Country Park offers walking routes and water sports, while the surrounding area is known for its canal-side walks and countryside.

Alsager provides a wide range of amenities, including shops, supermarkets, cafés, restaurants and bars, with further facilities available in nearby Sandbach.

## Entrance Hall

Composite entrance door having double glazed frosted inset with double glazed window to the side. Oak spiral staircase with glass panel insets. Two skylights. Storage cupboard.

## Living Room

28'10" x 14'6"

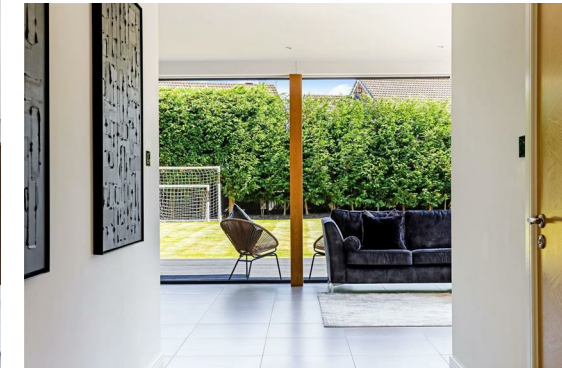
Double glazed windows to the front elevation. Double glazed bifold doors to the front. Underfloor heating. Inset spotlights. Underfloor heating.

## Open Plan Kitchen/Diner/Lounge

### Kitchen Diner

28'5" x 13'11"

Range of wall base and drawer units incorporating a sink unit with Quooker tap. Integrated fridge drawer, oven, microwave/oven, fridge freezer, dishwasher, and five ring induction hob. Underfloor heating. Inset spotlighting.



### **Lounge**

13'11" x 14'2"

Double glazed bifold doors. Wood burning stove. Inset spotlighting. Underfloor heating.

### **Utility Room**

Wall base and drawer units incorporating a sink with drainer. Space for washer and dryer. Double glazed door to the front. Storage cupboard having the hot water cylinder. Underfloor heating.

### **Downstairs WC**

7'6" x 10'7"

Two piece suite comprising a low level WC with push button flush and vanity wash hand basin with mixer tap and storage cupboard below. Underfloor heating. Light up mirror.

### **First Floor Landing**

Two skylights. Doors to all rooms.

### **Principal Suite**

#### **Dressing Area**

Fitted wardrobes with hanging rail and shelving. Single panel radiator. Door into:-

#### **Bedroom**

19'1" (to front of wardrobe) x 13'6"

Two modern wall mounted radiators. Fitted wardrobes having hanging rail and shelving. Bifolding doors opening onto the balcony. Opening into:-

#### **En-Suite**

7'6" x 13'7"

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.

#### **Bedroom Two**

14'2" x 14'6"

Juliet balcony with double glazed doors. Inset spotlighting. Single panel radiator.

#### **Bedroom Three**

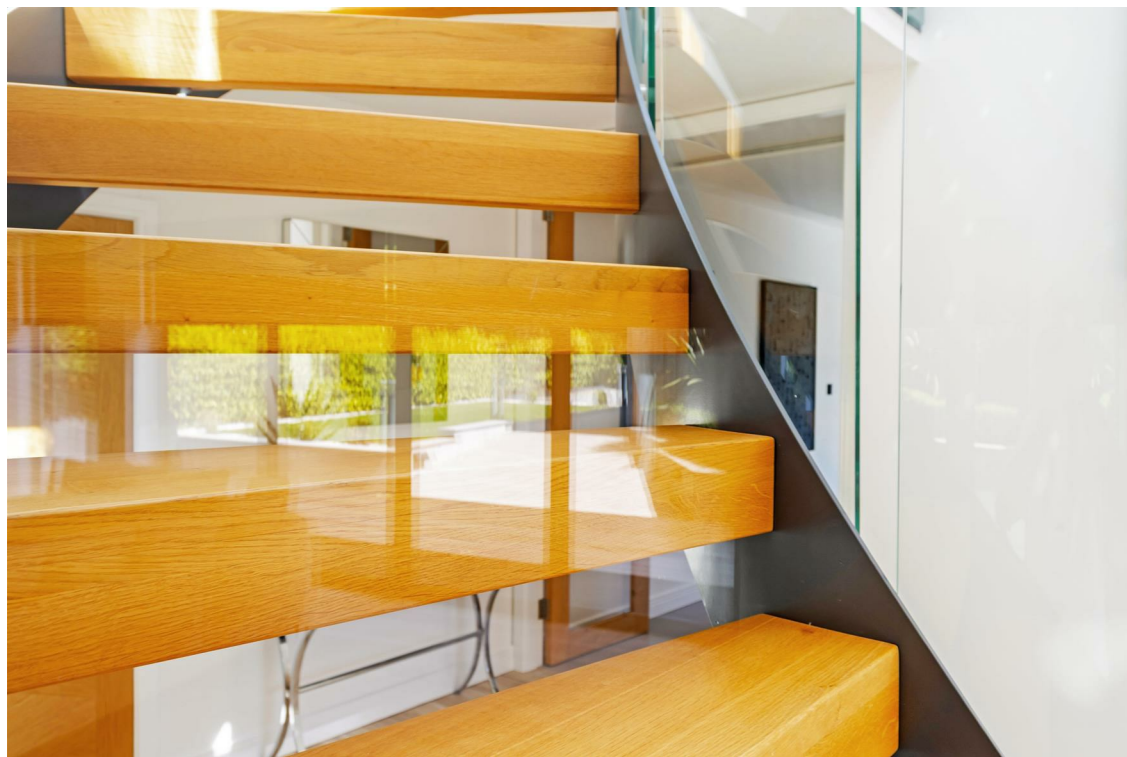
14'2" x 14'6"

Juliet balcony with double glazed doors. Inset spotlighting. Single panel radiator.

#### **Bedroom Four**

11'8" x 11'4"

Single panel radiator. Double glazed window to side and skylight. Inset spotlighting.



### **Bedroom Five**

10'5" x 11'4"

Single panel radiator. Double glazed window to side and skylight. Inset spot lighting.

### **Family Bathroom**

Four piece suite comprising of a freestanding bath, double shower cubicle, low level WC with push button flush and a vanity wash hand basin with mixer tap and storage cupboard below. Light up mirror. Skylight.

### **Detached Double Garage**

15'2" x 19'2"

Also storage cupboard to the rear of the garage. Two up and over electric doors. Power and lighting. Electric car charger.

### **Room Above the Garage**

15'7" x 7'9"

Power and lighting. Eaves storage.

### **Externally**

The property is approached via electric gates opening onto the gravel driveway. Ample off road parking for numerous vehicles leading to the detached double garage. Well maintained gardens to the front, side and rear being partially laid to lawn, artificial lawn and paving with borders having a range of trees, shrubs and plants. Fenced and hedged boundaries giving the garden and excellent degree of privacy. Air source heat pump.

### **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.

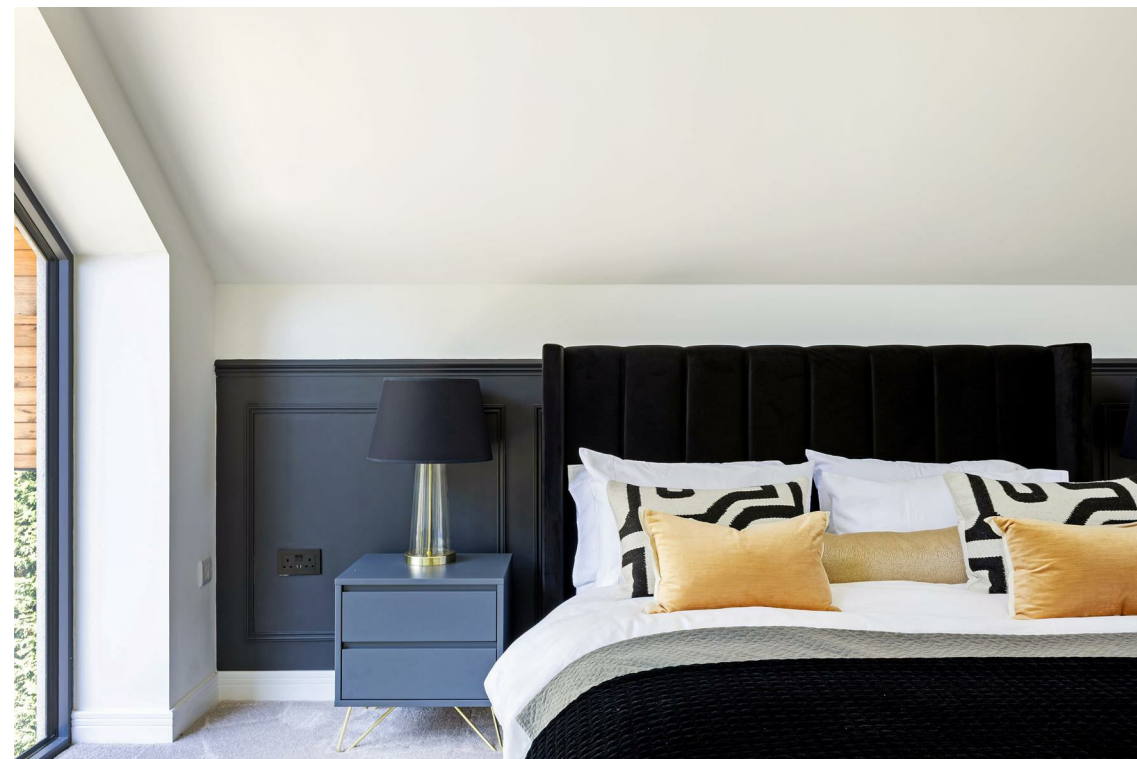
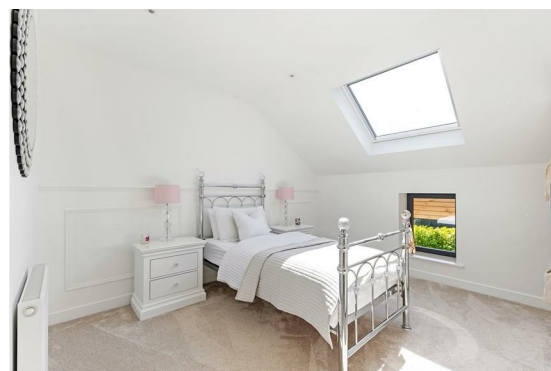
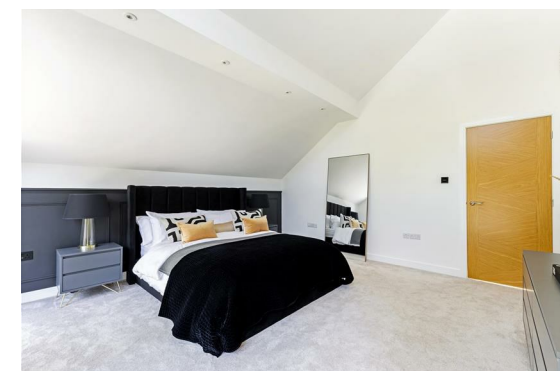
### **Council Tax Band**

The council tax band for this property is G.

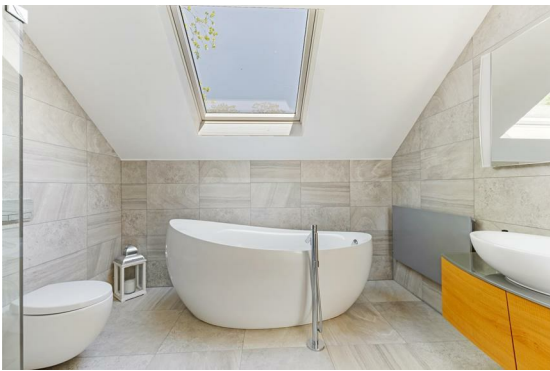
### **Freehold Tenure**

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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## **Viewing**

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

# Floorplans

Crewe Road



Total floor area: 307.4 sq.m. (3,309 sq.ft.)

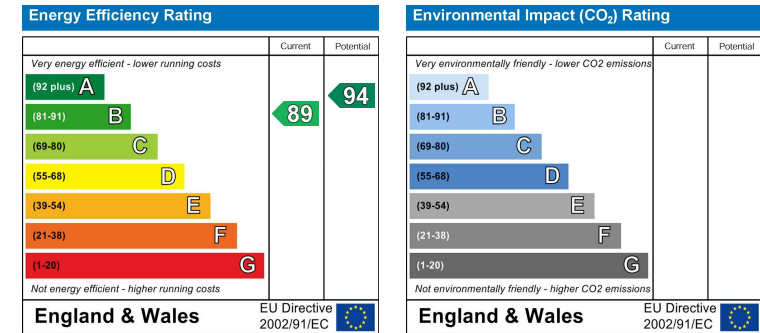
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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