46 Close Lane

ST7 2JT

£495,000

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STEPHENSON BROWNE

SIZEABLE FAMILY HOME - NO ONWARD CHAIN - Presenting Close Lane, a fantastic FIVE BEDROOM DETACHED family home located within a popular residential area of Alsager, close to the town centre along with it's many amenities including restaurants and shops, as well as local schooling and nearby woodland walks!

The property's clever layout offers a huge amount of space and flexibility, making it the perfect family home, consisting of: entrance hallway, downstairs WC, as well as a superb extended lounge/diner with additional seating area overlooking to the private rear garden, fully fitted kitchen/diner and additional dining room! A fifth bedroom completes the ground floor accommodation. To the first floor you will find four double bedrooms, three of which having fitted wardrobes, with one hosting a shower cubicle, and separate refitted modern bathroom suite.

Externally, the property sits on a lovely plot with private gardens to the rear. The front elevation offers a paved driveway to suit numerous vehicles. There is also a detached double garage to provide an extra space, or ideal storage.
The main garden is lovely and private, with a large patio for garden furniture, and lawned area with further private patio area and well stocked borders

To truly appreciate Close Lane's size, plot and quiet yet convenient location, viewings come highly recommended! Call Stephenson Browne today to arrange yours and avoid missing out!

Entrance Hall
Double glazed window to the front elevation. uPVC panelled entrance door having double glazed frosted insets. Storage cupboard. Telephone point.

Downstairs WC
2'8" x 7'1"
Double glazed frosted window to the front elevation. Single panel radiator. Two piece suite comprising a low level WC with push button flush and a vanity wash hand basin with storage cupboard below.

Lounge Diner
21'9" x 11'0"
Double panel radiator. Double glazed windows to the rear and side elevations. Brick fireplace with living flame gas fire.

Sitting Room
5'10" x 9'10"
Double glazed windows to the rear and side elevations. Double panel radiator.

Bedroom Five
12'3" x 8'10"
Single panel radiator. Double glazed window to the front elevation.

Dining Room
10'9" x 11'10"
Double glazed windows to the front and side elevations. Single panel radiator.

Kitchen Diner
11'1" x 9'10"
Range of wall, base and drawer units with work surfaces over incorporating a 1.5 bowl sink unit with drainer and Quooker mixer tap. A range of integrated Neff appliances including oven/grill, induction hob with extractor canopy over, washing machine, dishwasher and fridge freezer. Double glazed window to the rear elevation. Single panel radiator.

Rear Porch
Double glazed window to the rear elevation. uPVC panelled door with double glazed insets opening to the rear garden.

First Floor Landing
Doors to all rooms. Double glazed window to the front elevation. Single panel radiator. Loft access point.

Principal Bedroom
12'0" x 12'10"
Single panel radiator. Double glazed window to the rear elevation. Range of fitted wardrobes with hanging rail, shelving and dressing table with drawers.

Bedroom Two
12'0" x 10'3"
Single panel radiator. Eaves storage. Storage cupboard with hanging rail. Double glazed window to the front elevation.

Bedroom Three
11'11" x 9'5"
Double glazed window to the front elevation. Single panel radiator. Storage cupboard. Eaves storage.

Bedroom Four
11'6" x 9'0"
Single panel radiator. Double glazed window to the rear elevation. Eaves storage. Double shower cubicle with shower over. Storage cupboard with hanging rail.

Family Bathroom
7'9" x 10'8"
Double glazed frosted window to the side elevation. Heated towel rail. Storage cupboard housing the wall mounted gas central heating boiler. Four piece suite comprising a low level WC with push button flush, clawfoot bath with mixer tap, vanity wash hand basin with mixer tap and storage cupboard below and a double shower. Inset spotlighting. Half tiled walls.

Externally
The property is positioned on a generous plot with lovely well stokced borders hosting a variety of trees, shrubs and plants in addition to lawned areas. A paved patio area to the rear provides ample space for garden furniture and outside entertaining, enjoying a great degree of privacy. A driveway leads from the front to the rear providing ample off road parking for numerous vehicles leading to a detached double garage.

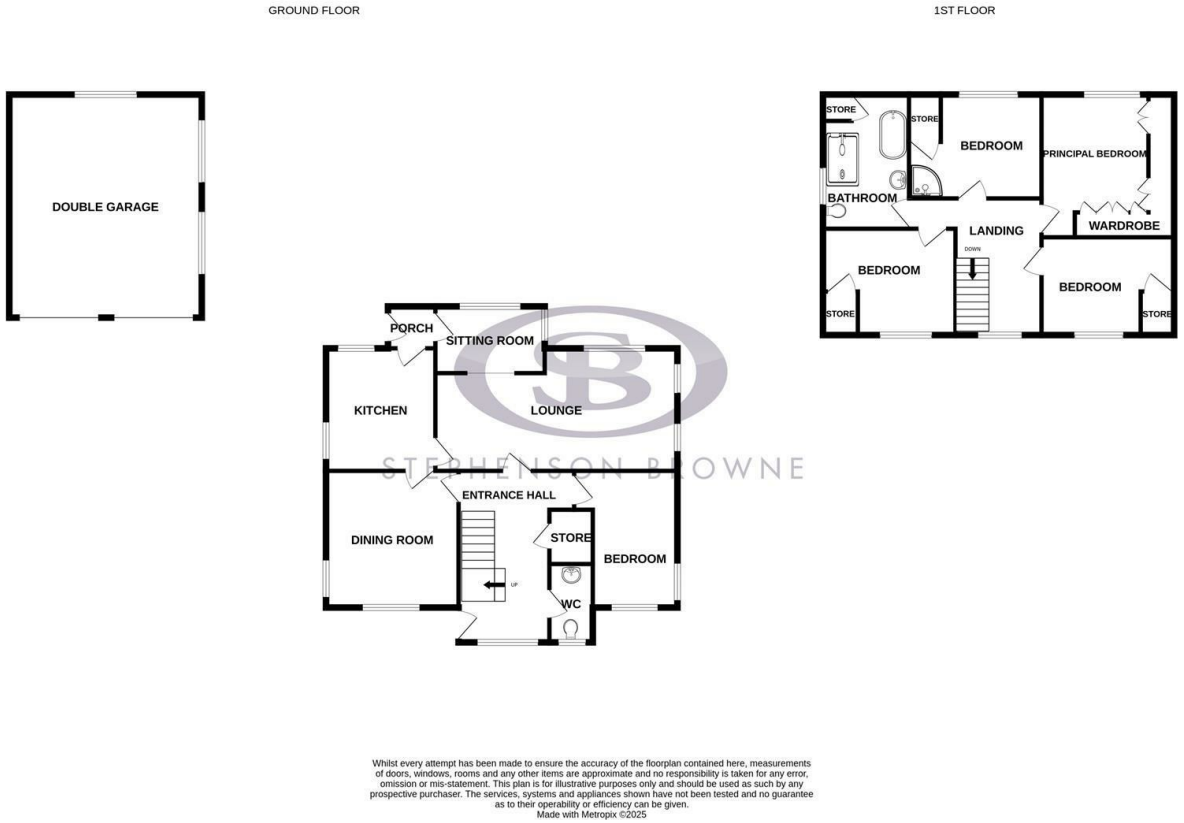
Detached Double Garage
17'3" x 20'1"
Double glazed windows to the side and rear elevation. Two up and over doors to the front. Power and lighting. Access to the garage loft with drop down ladders.

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

NB: 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.

Floor Plan



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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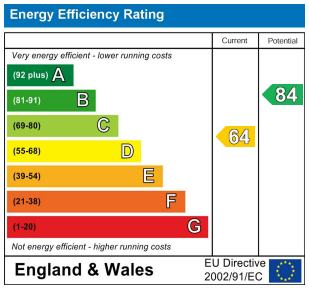
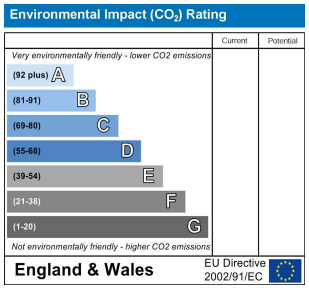
Area Map





Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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