



STEPHENSON BROWNE

Poppyfields, Alsager

ST7 2GF



£410,000

DESCRIPTION

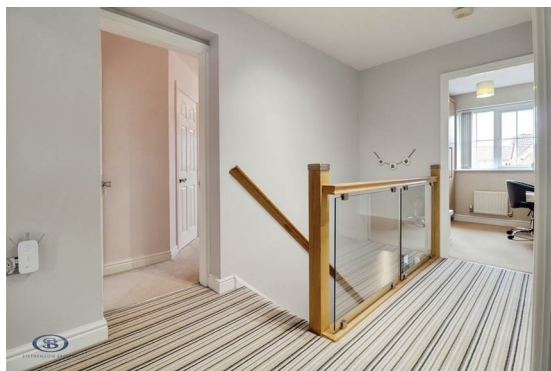
Poppyfields is a beautifully presented, incredibly spacious family home on a popular estate within central Alsager, close to many local amenities the town has to offer, as well as the brilliant, well regarded primary and secondary schools. The property has been extended and updated over the years by it's current owners to create a stunning open plan kitchen/living space to the rear.

A pleasant hall giving access to the internal garage and an impressive lounge, enjoying a feature fireplace and bay window. From the lounge, a door through into the incredible kitchen diner/family room, an impressive space that is the heart of the home. The fully fitted kitchen possesses a range of wall and base units with Quartz work surfaces and a range of integrated appliances. The family room to the rear benefits from bi-folds that open up to bring the outside in, perfect for those summer months. In addition, the ground floor is home to a handy WC. Upstairs, you will find three double bedrooms, two of which having their own en-suite and fitted wardrobes with a fourth single bedroom and three piece family bathroom.

The property hosts an appealing frontage with tarmac driveway providing off road parking and artificially lawned front garden for ease of maintenance. The rear garden is also low maintenance having covered decked and paved patio areas providing ample space for garden furniture and outside entertaining. The integral single garage can also be accessed from the inside of the home and benefits from an electric roller door to the front.

Poppyfields is due to demand early interest, to avoid missing out, call Stephenson Browne today to arrange your viewing!





ROOM DESCRIPTIONS

Entrance Hall

Composite entrance door having double glazed frosted insets. Stairs to the first floor. Access into the garage. Door into:-

Lounge

12'11" x 19'7"

Double glazed bay window to the front elevation. Adam's style fireplace housing gas fire. Double panel radiator. Door into:-

Kitchen Diner

25'4" x 11'6"

Range of wall, base and drawer units with Quartz work surfaces over incorporating a composite single drainer sink unit with mixer tap. Integrated appliances including Bosch oven with induction hob, Bosch dishwasher, AEG fridge freezer and two wine coolers double glazed window to the rear elevation. Skylight. Double panel radiator. Understairs storage cupboard. Opening into:-

Family Room

15'3" x 11'6"

Two skylights. Bi-Fold doors opening to the rear garden. Double panel radiator.

Downstairs WC

6'0" x 3'0"

Double glazed frosted window to the side elevation. Two piece suite comprising a low level WC with push button flush and a wall mounted wash hand basin with mixer tap. Single panel radiator.

First Floor Landing

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

Principal Bedroom

10'0" x 11'0" to robes

Single panel radiator. Double glazed window to the rear elevation. Fitted wardrobes having hanging rail and shelving.

En-Suite

7'0" max x 4'9"

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

Bedroom Two

13'7" x 8'3"

Double glazed window to the front elevation. Single panel radiator. Fitted wardrobe having hanging rail and shelving.



En-Suite

5'5" x 5'6"

Three piece suite comprising a low level WC, pedestal wash hand basin and a corner shower cubicle with electric shower over. Double glazed frosted window to the rear elevation. Single panel radiator.

Bedroom Three

8'9" x 10'11"

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

Bedroom Four

7'10" x 7'3"

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

Family Bathroom

6'8" x 5'6"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and panelled bath with mixer tap and rainfall shower over. Heated towel rail.

Externally

The property is approached by a tarmac driveway providing ample off road parking for numerous vehicles. The front and rear gardens are partially laid to artificial lawn for ease of maintenance. Gated access to the rear garden. Paved and covered decked areas providing ample space for garden furniture and outside entertaining.

Garage

8'5" x 16'11"

Electric roller door to the front. Internal door from the hallway. Space and plumbing for a washing machine. Wall mounted gas central heating boiler. Power and lighting.

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.

NB: Tenure

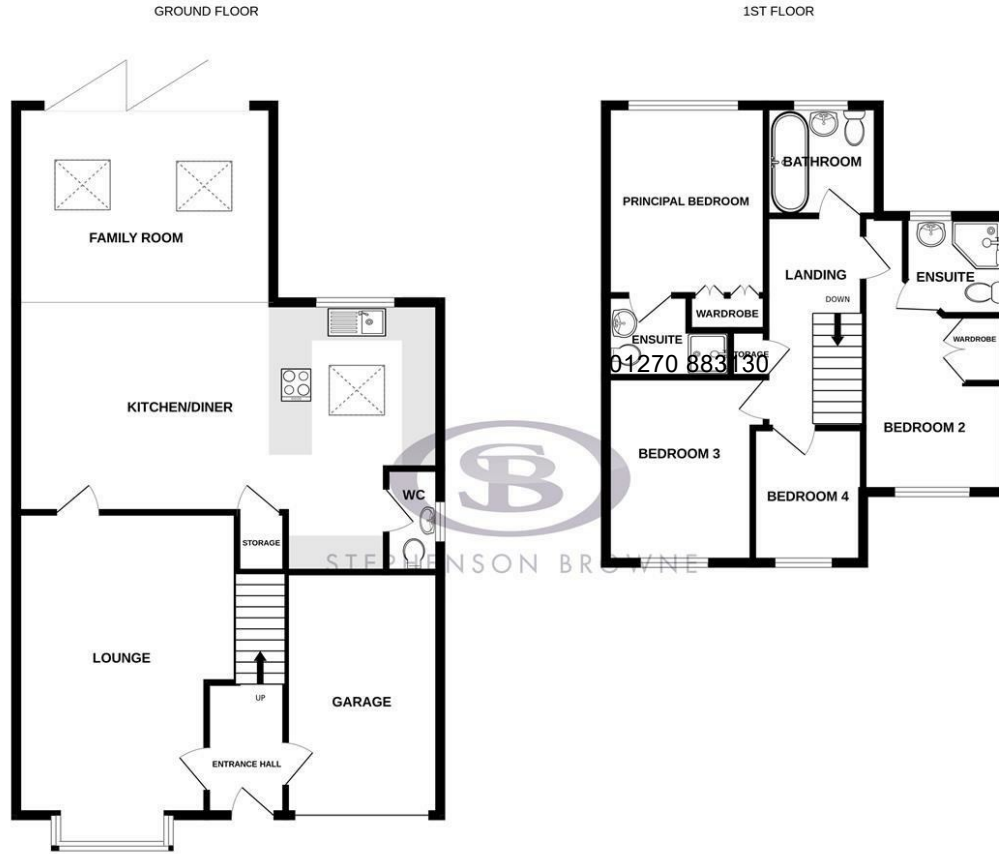
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floorplans



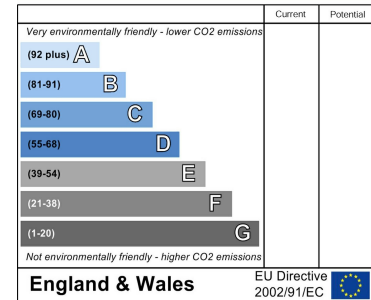
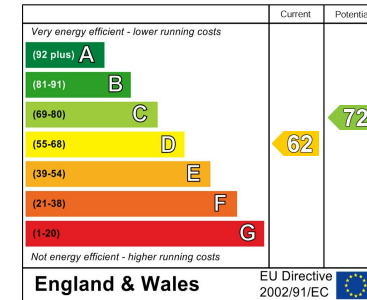
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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



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.

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