



11 Arley Close

ST7 2XA

Guide Price £365,000



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STEPHENSON BROWNE

A beautifully presented **FOUR BEDROOM DETACHED** family home located on the popular, quiet cul-de-sac of Arley Close! This property offers a superb accommodation providing versatile living for the modern family, boasting two receptions, kitchen fitted in recent years and a lovely landscaped rear garden.

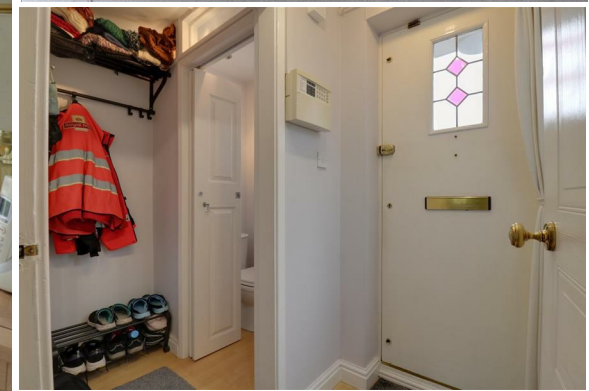
The property has been immaculately kept by the current owners, enjoying a bright and airy feel throughout and benefitting from a well planned layout consisting of: hallway, hosting plenty of room for coats/shoe storage and having access to the handy WC, generous lounge offering sliding patio doors to the garden and dining room, another impressive sized reception. The contemporary kitchen has been fitted in recent years, boasting ambient under counter lighting and integral appliances such as LAMONA high-level double oven and microwave, five point induction hob, fridge freezer, dishwasher and washing machine.

To the first floor you will find a fantastic principal bedroom with it's own shower room en-suite, two more well proportioned double rooms and a good sized single. The family bathroom offers a white three piece suite with over the bath shower.

Arley Close is the perfect location for those wanting to be close to Alsager town and it's amenities, being just a short walk away from the centre and local schools, whilst still enjoying a quiet surrounding.

The property possesses an attractive frontage with well kept borders and is approached via a driveway to suit approximately three/four cars. The landscaped rear garden has the perfect blend of stone paving ideal for seating, lawn and thick soil borders home to a range of decorative plants, flowers and shrubs.

To truly appreciate everything Arley Close has to offer, including it's convenient location, generous floorplan and internal/external condition, viewings come highly recommended. Call Stephenson Browne today to arrange yours!



Hallway

With a UPVC double glazed window to side elevation, wood laminate effect flooring, ceiling light fitting, radiator, alarm box, door accessing the dining room and bi-fold door to:

WC

With push flush WC and wall mounted hand basin, a continuation of wood laminate style flooring, UPVC double glazed obscure window to front elevation, ceiling light fitting and radiator.

Dining Room

16'9" x 10'1"

A spacious reception room offering fitted carpet, coving to the ceiling, ceiling light fitting, ample sockets, radiator, UPVC double glazed window to front elevation, stairs to the first floor, internal door opening to the garage and door to:

Lounge

14'8" x 12'11"

Another generous reception room boasting gas feature fire with granite style surround and wooden mantle, dual aspect UPVC double glazed windows to rear and side elevations, UPVC sliding patio doors opening to the garden, fitted carpet, ceiling light fitting, dado rail, coving to the ceiling, radiator and ample sockets.

Kitchen

12'11" x 9'8"

Comprising of a range of contemporary wall, base and drawer units with ambient counter lighting, concrete effect working surfaces over and integral appliances such as: two sinks with drainers, fridge freezer, high level double oven, warming drawer and microwave, five point induction hob with extractor over, dishwasher and washing machine. Enjoying UPVC French doors opening to the garden, laminate flooring with under floor heating, spotlighting, ample sockets, cupboard housing the boiler and UPVC door opening to the side elevation.

Landing

Having fitted carpet, loft access via hatch (partly boarded), dado rail, ceiling light fitting, door to airing cupboard as well as first floor rooms, including:

Principal Bedroom

14'9" x 9'11"

A lovely principal bedroom offering extensive wardrobes and drawers, fitted carpet, UPVC double glazed window to rear elevation, radiator, ample sockets, tv socket, ceiling light fitting, radiator and door to:



En-suite

6'1" x 5'10"

With a push flush WC, pedestal hand basin and walk-in electric shower with glass screen and door. Having mostly tiled walls, tile effect flooring, chrome heated towel rail, ceiling light fitting, extractor fan, and UPVC double glazed obscure glass window to front elevation.

Bedroom Two

9'4" x 7'4"

Another double bedroom with fitted carpet, UPVC double glazed window to rear elevation, ample sockets, radiator, ceiling light fitting and wall recess idea for housing a wardrobe.

Bedroom Three

8'3" x 7'11"

With a UPVC double glazed window to front elevation, door to large handy over the stairs storage, fitted carpet, radiator, ample sockets, ceiling light fitting and recess ideal for putting a wardrobe.

Bedroom Four

9'4" x 7'3"

With fitted carpet, ample sockets, radiator, ceiling light fitting and UPVC double glazed window to rear elevation.

Bathroom

7'5" x 6'8"

With a push flush WC, pedestal hand basin and panelled bath with shower over and glass screen. Having partly tiled walls creating splash back, tiled flooring, UPVC double glazed obscure glass window to front elevation, ceiling light fitting, extractor fan, and heated towel rail.

Garage

16'3" x 7'5"

With up and over garage door, lighting and power.

Externally

The property occupies a lovely frontage with tarmac driveway to suit approximately 3/4 cars, with lawn, flower beds and easy to maintain gravel borders, and gates to both side elevations, accessing the main garden.

To the rear you will find a beautifully landscaped, private garden with a combination of lawn and porcelain tile paving, ideal for seating, and creating a pathway to the shed and the end of the garden. Hosting thick, well stocked soil borders home to a range of decorative flowers, shrubs and plants. Having a fence boundary to all elevations. There are several external lights to front, driveway, side and rear.

Council Tax Band

The council tax band for this property is D.



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.

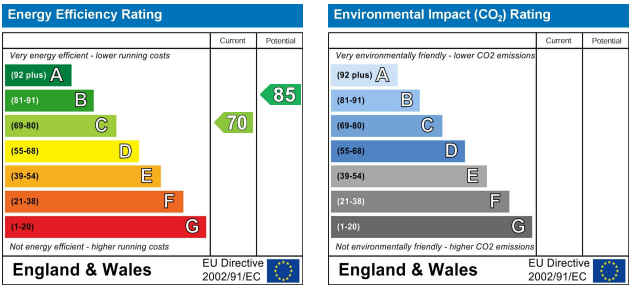
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Floor Plan

Area Map



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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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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