



**17 Crowson Drive**

ST7 2QJ

**Offers Over £500,000**



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STEPHENSON BROWNE



OVERLOOKING FIELDS TO THE FRONT - A stunning example of a SIX BEDROOM DETACHED family home located on Crowson Drive, sitting on arguably one of the best positions overlooking fields to the front!

In brief, the property comprises of a hallway with access to the downstairs WC, generous lounge having recently installed media wall and walk-in bay window, and beautiful kitchen/diner/family room; comprising of a range of wall, base and drawer units including a breakfast bar, French doors opening to the garden and integral appliances such as fridge freezer, dishwasher, multi-function oven, and five ring gas hob with extractor over.

To the first floor, the landing hosts doors to the exemplary principal bedroom, overlooking the fields to the front and enjoying a walk-in wardrobe as well as it's own en-suite shower room, with bedroom two having its own en-suite and fitted wardrobe, bedroom five is an excellent sized double currently set up as a dressing room with fitted wardrobes, bedroom six is a good sized double and completing the first floor of this home is a lovely, modern family bathroom with three piece suite.

To the second floor, bedrooms three and four are generous double bedrooms having fitted wardrobes, with a three piece shower room completing the internal accommodation.

Externally, there is parking for two cars via the tarmac driveway, and the garden presents a lawn with patio ideal for seating or alternate garden furniture.

To truly appreciate Crowson Drive's favourable position, size and condition, viewings come highly recommended. Call Stephenson Browne today to arrange yours!





### **Entrance Hall**

Composite entrance door having glazed frosted insets. Stairs to the first floor. Understairs storage cupboard and drawers. Single panel radiator.

### **Lounge**

19'6" x 11'2"

Media wall having electric fire and storage. Double panel radiator. Double glazed bay window to the front elevation.

### **Kitchen Diner/Family Room**

26'8" x 11'3"

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. A range of integrated AEG appliances including five ring gas hob, oven and grill, dishwasher and fridge freezer. Utility cupboard having space for stacked washing machine and tumble dryer. Two single panel radiators. Two double glazed windows to the rear elevation. Double glazed French doors opening to the rear garden. TV aerial point.

### **Downstairs WC**

3'11" x 5'11"

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

### **First Floor Landing**

Doors to all bedrooms. Stairs to the second floor. Storage cupboard housing the hot water cylinder. Double glazed window to the front elevation.

### **Principal Bedroom**

12'11" x 11'2"

Double glazed window to the front elevation. Single panel radiator. TV aerial point.

### **Walk-In Wardrobe**

4'10" x 5'4"

Hanging rails and shelving. Single panel radiator.

### **En-Suite**

8'4" x 5'6"

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

### **Bedroom Two**

9'5" x 11'7"

Double glazed window to the rear elevation. Single panel radiator. Fitted wardrobes with hanging rail and shelving. TV aerial point.





### **En-Suite**

8'7" x 3'11"

Three piece suite composing a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below, and a shower cubicle with shower over. Double glazed frosted window to the side elevation. Single panel radiator.

### **Bedroom Five/Dressing Room**

8'8" to robes x 11'3"

Double glazed window to the rear elevation. Single panel radiator. Range of fitted wardrobes with hanging rail and shelving. TV aerial point.

### **Bedroom Six**

8'7" x 9'10"

Single panel radiator. Double glazed window to the front elevation. TV aerial point.

### **Family Bathroom**

6'11" x 7'1"

Three piece suite composing a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below, and a panelled bath with rinser attachment. Double glazed frosted window to the rear elevation. Single panel radiator.

### **Second Floor Landing**

Skylight. Single panel radiator. Doors to all rooms.

### **Bedroom Three**

14'7" to robes x 8'6"

Three skylights. Fitted wardrobes with hanging rails and shelving. TV aerial point.

### **Bedroom Four**

13'10" x 10'0"

Single panel radiator. Two skylights. Fitted wardrobe with hanging rail and shelving.

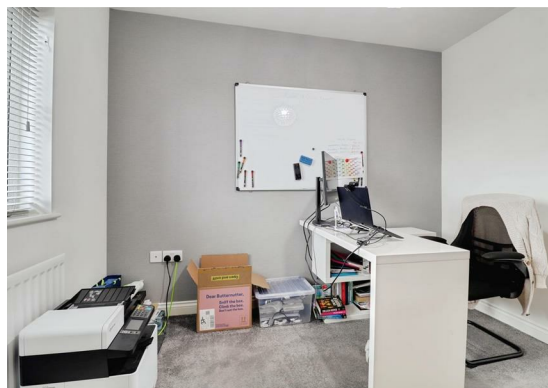
### **Shower Room**

9'11" x 5'8"

Three piece suite composing a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below, and a double shower cubicle with shower over. Double glazed frosted skylight. Heated towel rail. Storage cupboard.

### **Externally**

The property is approached by a tarmac driveway providing off road parking leading to an integral garage. The front garden is mainly laid to lawn. Pod point electric car charger. Access gate leading to the rear. The rear garden is mainly laid to lawn with paved patio area. Fenced boundaries.





### Garage

16'8" x 8'11"

Up and over foot to the front. Power and lighting. Wall mounted gas central heating boiler. Electric car charger.

### 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 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.

### Estate Charge

Whilst we have been informed by our sellers that the property is freehold, please note, we have been made aware by the sellers that an estate charge is payable to cover maintenance for the new development. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

### NB: Copyright

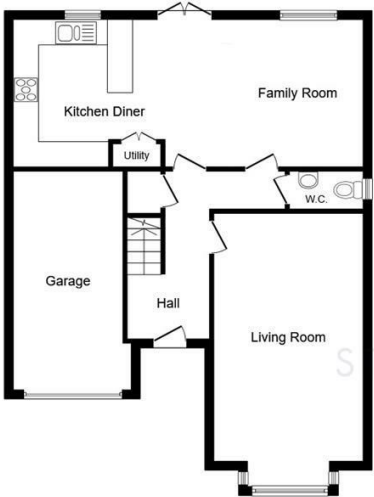
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Floor Plan

Crowson Drive



Ground Floor



First Floor

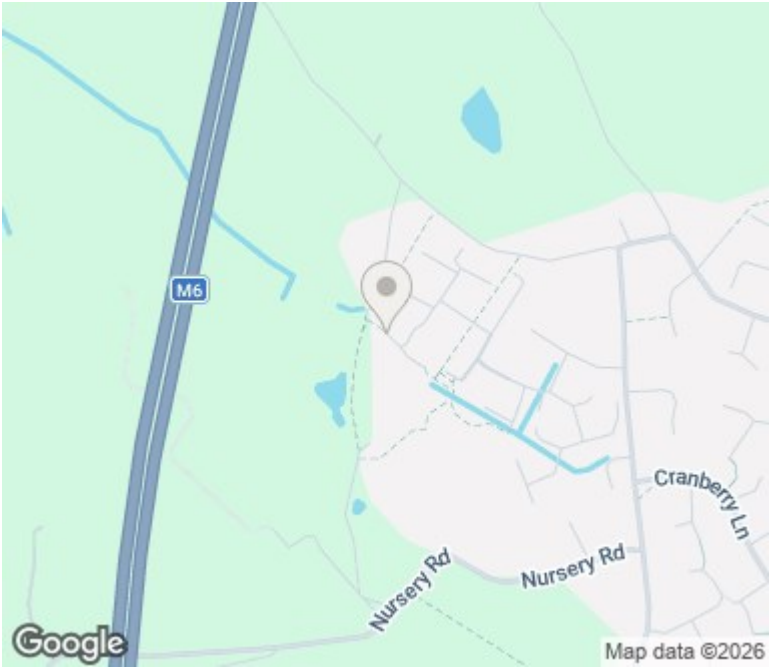


Second Floor

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](http://www.Propertybox.io)



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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