



STEPHENSON BROWNE



Heathend Farm, Hassall Road, Alsager

ST7 2SJ

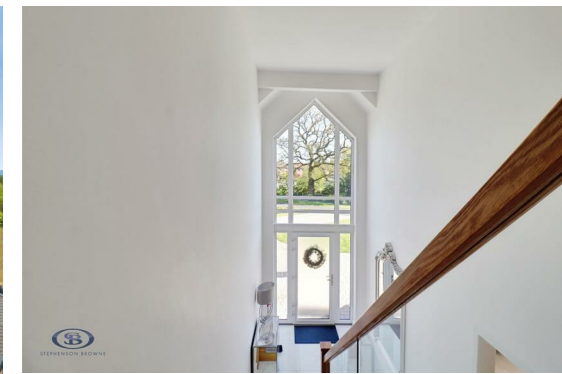


£865,000

DESCRIPTION

GATED COMMUNITY IN A POPULAR ALSAGER LOCATION ENJOYING FIELD VIEWS - An executive, five double bedroom detached family residence in a very well regarded location, positioned on a small gated development. Designed and constructed in 2020 by the highly regarded 'Simon Clutton Homes' to a high standard throughout, this 2416sqft property is equipped with an electric car charging point, double glazing and underfloor heating to most of the ground floor, giving it the honour of being a 'B' rated, energy efficient home.

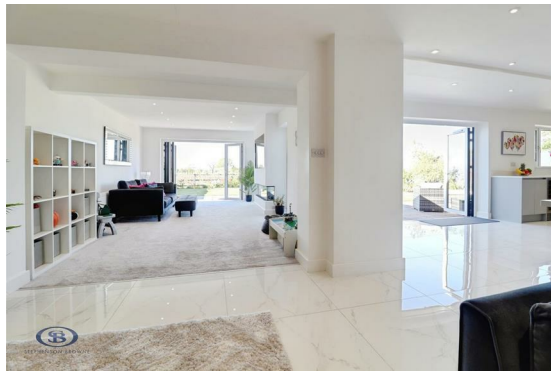
This particular home has been previously extended to create an additional sitting room, and has been beautifully presented with modern style throughout. In brief the property comprises an entrance hall with stunning vaulted window, lounge with log burner, a stunning large open plan kitchen/dining/living area complete with contemporary units and island, a range of integrated appliances and twin bi-folding doors to the rear. There is also a separate handy utility area to the rear of the double garage, accessed from the kitchen. To the first floor, all five double bedrooms have their own fitted wardrobes, with the principal bedroom having a dressing room and en-suite shower room, and a Jack & Jill en-suite between bedrooms two and three. The other two bedrooms share use of



the family bathroom. In addition, we understand there is Cat 6 wiring and full fibre broadband to the property.

Externally, the property has an in-out driveway to the front, providing invaluable off road parking leading to an integral double garage. A further garden area is positioned across the private road, being lawned with a seating area. The rear garden is mainly lawned with paved patio areas, perfect for entertaining family & friends all year round and enjoying the backdrop of the fields behind.

To fully appreciate this stunning detached home, as well as it's central location, viewings come highly recommended! Call Stephenson Browne today to book yours!



ROOM DESCRIPTIONS

Entrance Hall

UPVc double glazed entrance door with feature windows above and to the side. Tiled flooring. Underfloor heating. Understairs storage cupboard.

Downstairs WC

2'8" x 5'6"

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

Light up mirror.

Lounge

12'8" x 17'7" into bay

Double glazed bay window to the front elevation and double glazed window to the side elevation. Log burner with tiled hearth. Inset spotlighting. Underfloor heating.

Kitchen Diner

24'7" x 17'6"

Range of wall, base and drawer units with Quartz work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and Quooker tap. A range of integrated Neff appliances including full height fridge and freezer, oven/grill, oven/microwave, five ring gas hob with extractor canopy over and dishwasher. Integrated wine cooler. Island with breakfast bar area. Door into the garage having utility area. Double glazed window to the rear elevation. Double glazed bifold doors opening to the rear garden. Inset spotlighting. Underfloor heating.

Family Room

13'4" x 12'11"

Underfloor heating. Opening into:-

Sitting Room

19'5" x 11'10"

Electric fire. Double panel radiator. Double glazed window to the side elevation. Double glazed patio doors opening to the rear garden.

First Floor Landing

Laddered access to partially boarded loft with power and lighting. Single panel radiator. Doors to all rooms. Storage cupboard housing the hot water cylinder.



Principal Bedroom

16'5" x 12'3"

Double glazed window to the front elevation.

Double panel radiator. Inset spotlighting. TV aerial and Ethernet points. Opening into:-

Dressing Area

Range of fitted wardrobes with hanging rails and shelving. Inset spotlighting. Door into:-

En-Suite

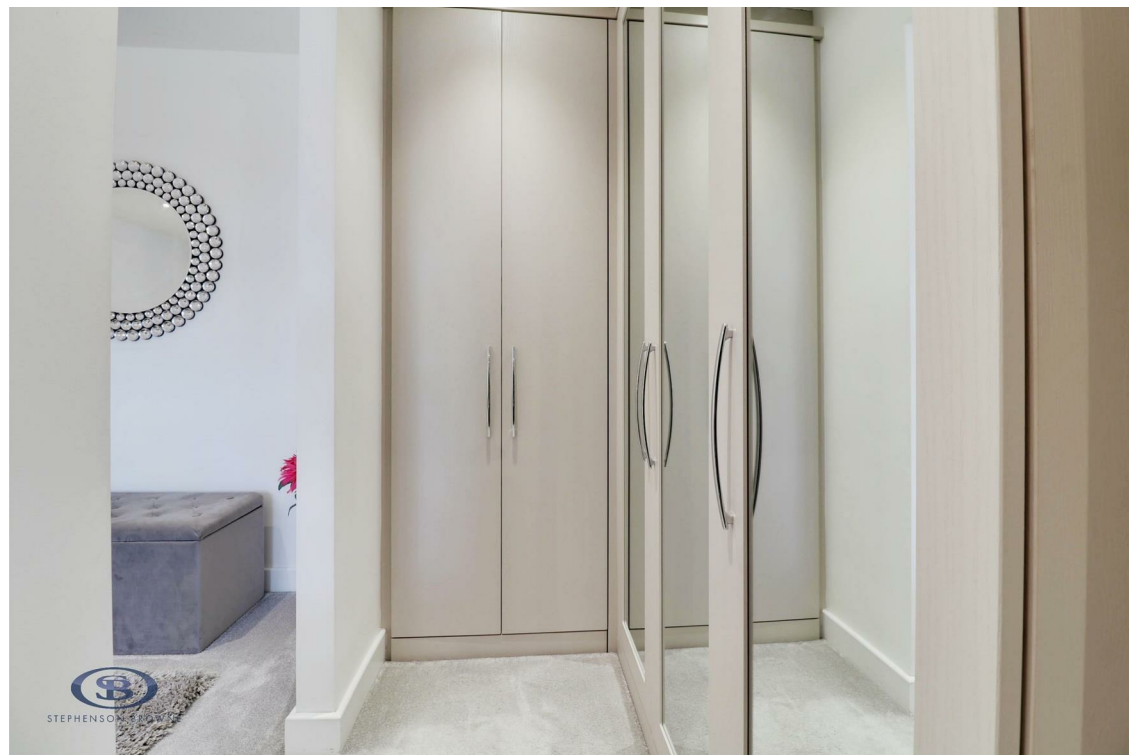
8'7" x 4'8"

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 with rainfall shower and rinser attachment. Double glazed frosted window to the side elevation. Heated towel rail. Inset spotlighting. Shaver point.

Bedroom Two

10'4" x 12'10"

TV aerial and Ethernet points. Single panel radiator. Double glazed window to the front elevation. A range of fitted bedroom furniture including wardrobes with hanging rails and shelving, and a dressing table with drawers. Inset spotlighting. Door into:-



Jack and Jill En-Suite

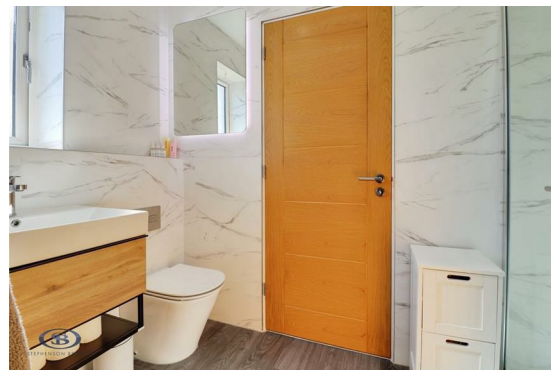
9'2" x 4'6"

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 with rainfall shower and rinser attachment. Double glazed frosted window to the side elevation. Heated towel rail. Inset spotlighting.

Bedroom Three

14'2" x 10'5"

TV aerial and Ethernet points. Single panel radiator. Double glazed window to the rear elevation. Fitted wardrobes having hanging rails and shelving. Inset spotlighting.



Bedroom Four

13'2" x 9'9"

Double glazed window to the rear elevation. Single panel radiator. TV aerial and Ethernet points. Inset spotlighting. A range of fitted bedroom furniture including wardrobes with hanging rails and shelving, and drawers.



Bedroom Five

9'9" x 6'4" to robes

Double glazed window to the rear elevation. Single panel radiator. A range of fitted wardrobes with hanging rails and shelving. TV aerial and Ethernet points. Inset spotlighting.

Family Bathroom

9'9" x 8'5" max

A four piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below, tiled bath with mixer tap and a double shower cubicle with rainfall shower and rinser attachment. Double glazed frosted window to the rear elevation. Heated towel rail. Inset spotlighting.

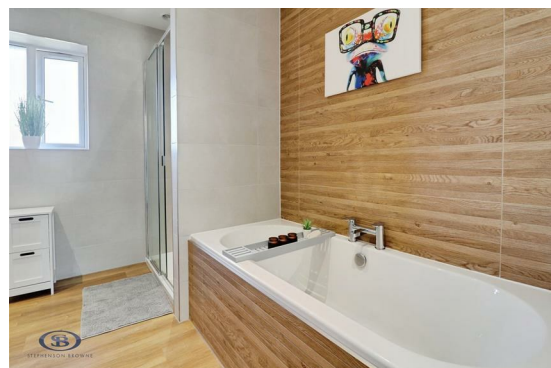
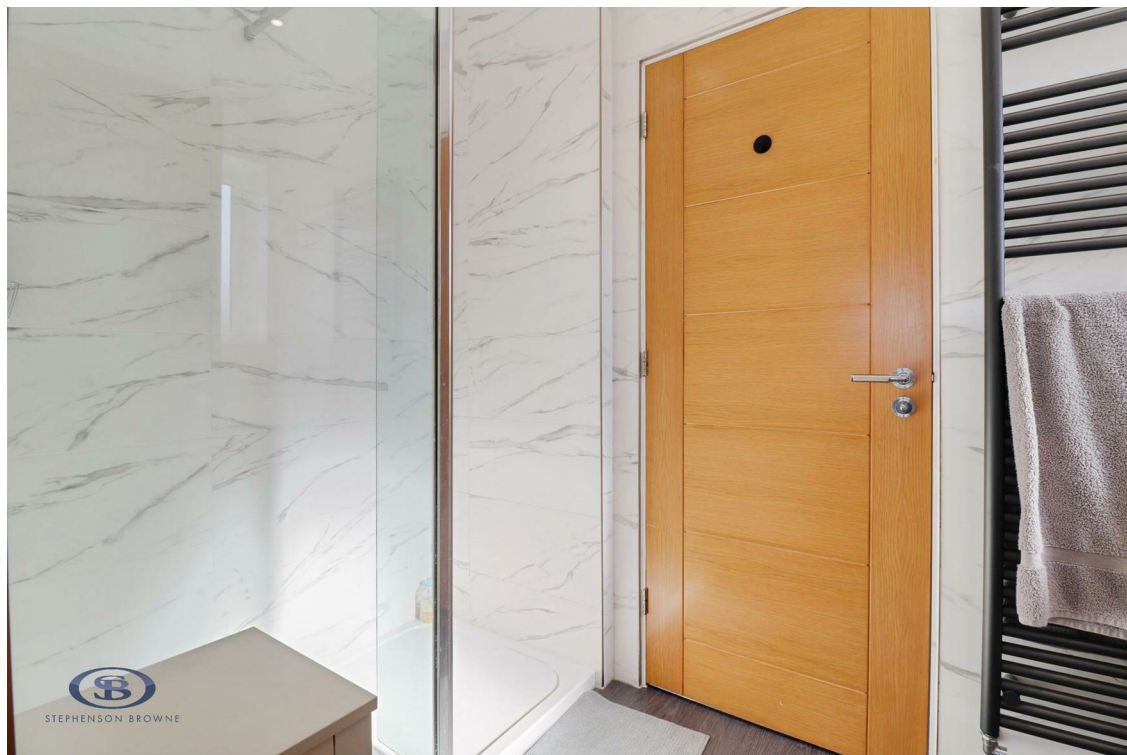
Externally

Heathend Farm is approached via electric powered gates opening to a private driveway leading to an in-and-out block paved driveway providing ample off road parking for numerous vehicles leading to an integral double garage. Lawned front garden having planted boundaries. The property also benefits from an additional garden to the front across the road, currently lawned with a seating area. Pathway with access gate to the rear of the property. The rear garden is mainly laid to lawn with patio areas providing ample space for outdoor furniture and entertaining, taking in the field views. Borders housing a variety of trees, shrubs and plants. Outside sockets

Double Garage

16'10" x 16'9"

Electric up and over double door. Electric car charging point. Utility area having base units with Quartz work surface over incorporating a stainless steel 1.5 bowl sink unit with inset drainer and mixer tap. Space and plumbing for a washing machine. UPVC panelled door having double glazed insets opening to the side. Wall mounted gas central heating boiler.



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

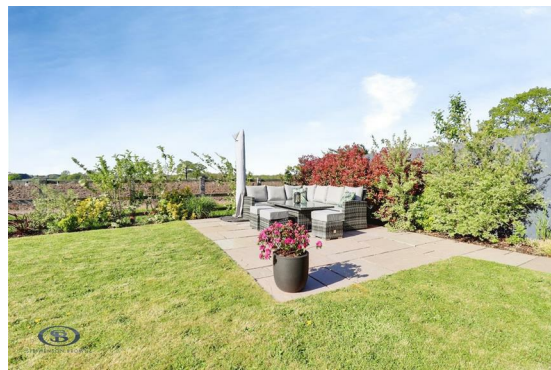
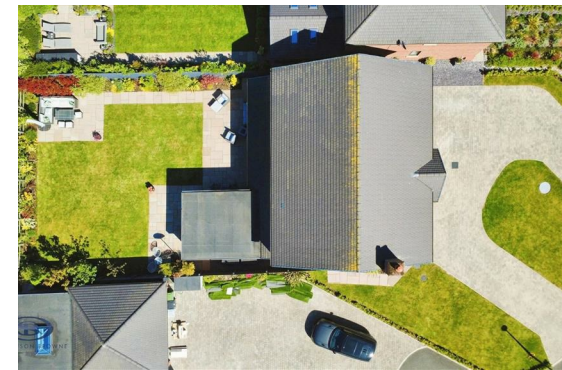
The council tax band for this property is G.

Freehold Tenure & Charges

Whilst we have been advised by our sellers that the property is freehold and an estate charge is payable to cover the residents management for the development of £500 per annum. 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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Viewing

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

Floorplans

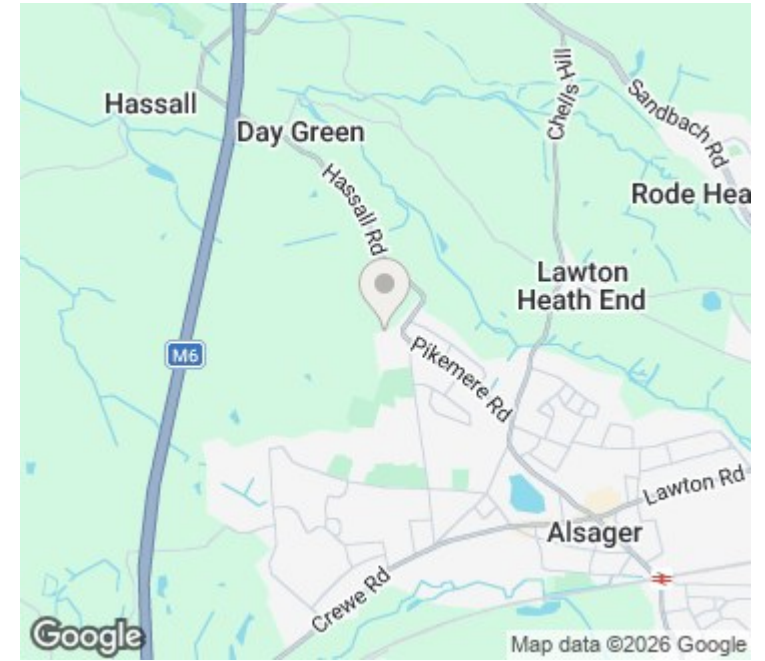
Heathend Farm



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	84	90

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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