



7 Castlevew Grove

ST6 6XQ

£340,000



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STEPHENSON BROWNE

STUNNING INTERIOR & CUL-DE-SAC POSITION - BEAUTIFUL LOW MAINTENANCE REAR GARDEN - A particularly well appointed, detached family home which has undergone a complete programme of renovation works in more recent years to an exceptional standard throughout. The property sits proudly at the head of a quiet, cul-de-sac on a highly popular residential estate and offers well planned accommodation throughout and is in excellent decorative order! The home is located close to the well regarded Ormiston Horizon Academy along with a variety of local shops and leisure facilities.

Accompanying this wonderful home are a wealth of features worthy to note, some of which include:- Energy efficient double glazing & gas central heating, a spacious lounge with bay window & a feature double sided multi-fuel burning stove, a downstairs WC, a large refitted open-plan kitchen/diner complete with a range of integrated appliances and French doors opening out to the rear garden. The garage has been cleverly partitioned off to create a useful separate utility room whilst still offering invaluable storage. Upstairs, there are four generous bedrooms, three of which enjoy built-in wardrobe/storage space and there is a stylish, en-suite shower room off the principal bedroom along with a contemporary family bathroom. Bedroom one and three also benefit from some lovely, far-reaching views over rolling, adjacent countryside.

Externally, the driveway has been elongated and provides ample off-road parking for friends and family, there is an easy to maintain front garden along with a recently transformed rear garden having two patio areas which enjoy a good degree of privacy.

To fully appreciate the property's position within the development, stunning internal condition and many attributes early viewing is strongly advised!



Accommodation

A covered entrance porch with a contemporary wall light and a UPVC panelled door with decorative glazed insert and double glazed panes either side opening into:

Entrance Hall

With stairs to first floor, wall mounted vertical radiator, inset spotlighting, door into:

Lounge

15'8" x 14'11"

With pendant light, double glazed bay window to front elevation, ample power points, wall mounted TV points, vertical radiator, a feature double sided multi-fuel burning stove with tiled hearth. door into:

Kitchen Diner

24'1" x 8'6"

With contemporary wood effect flooring throughout, inset spotlighting, UPVC double glazed French doors leading out to the rear garden, a vertical radiator, a feature double sided multi-fuel burning stove with tiled hearth. Having a comprehensive range of high gloss wall, bass and drawer units with modern working surfaces over incorporating a inset sink/drainer unit with mixer tap and cupboard below, plinth lighting, an integrated four ring electric hob with splashback, extractor canopy over an integrated oven below, integrated fridge and integrated freezer, UPVC panelled door to side elevation: two double glazed windows to rear, inset spotlighting, door into:

Inner Lobby

With access door to downstairs WC, door into:

Downstairs WC

With double glazed privacy window to side elevation, inset spotlighting, stylish vertical radiator, a wall mounted hand wash basin with mixer tap plus a low-level pushbutton WC.

Utility Room

With ceiling light, radiator, contemporary would affect flooring continued from the kitchen area, working surfaces with space and plumbing for automatic washing machine below, space for further white goods, built in storage cupboard housing a wall mounted gas boiler serving central heating and domestic hot water systems, door into:

First Floor Landing

With doors to all rooms, access to loft space via loft hatch, inset spotlighting, door into:



Principal Bedroom

12'7" x 12'1"

A spacious principal bedroom having double glazed window to front elevation enjoying far reaching views, pendant lights, contemporary radiator, ample power points, a wall mounted TV point, a built-in over stairs storage cupboard with shelving, two built-in wardrobes, door into:

En-Suite

A modern, refitted shower room suite comprising of: double glazed privacy window to front elevation, shaver point, partially tiled walls and complimentary tiled flooring, stylish vertical radiator, low-level pushbutton WC, pedestal hand wash basin plus a walk-in shower cubicle with glazed opening door housing a wall mounted electric rainfall shower.

Bedroom Two

11'10" x 9'1"

A generous second double bedroom having double glazed window to rear, pendant light, ample power points, TV point, radiator and a useful built-in storage cupboard/wardrobe.

Bedroom Three

12'0" x 8'1"

With ample power points, pendant light, double glazed window to front elevation, wall mounted TV point, radiator and built-in storage/wardrobe.

Bedroom Four

9'9" x 8'0"

With double glazed window overlooking rear garden, ample power points, pendant light, radiator.

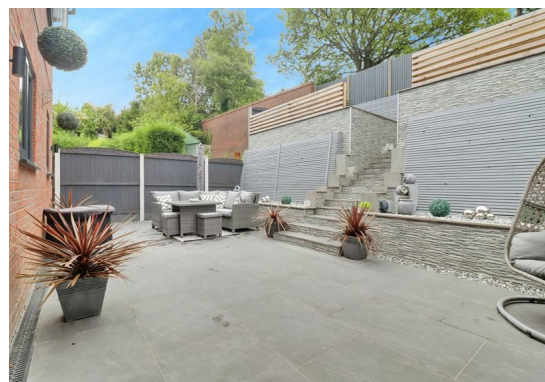
Family Bathroom

With inset spotlighting, extractor point, vertical radiator, double glazed uPVC window to rear elevation, tiled flooring with complimentary partially tiled walls, shaver point and a white three-piece suite comprising of: a low-level pushbutton WC, double vanity unit with slow-close storage drawers below and a p-shaped bath with waterfall mixer tap and separate wall mounted chrome mixer shower over.

Garage

11'7" x 8'0"

With a single electric powered roller door and lighting.



Externally

The front of the property is approached by a tarmac driveway with block paved edging in-turn providing ample off-road parking for numerous vehicles, retaining fence boundary side elevation, block paved pathway leads up to the garage and entrance door, access to the rear can be made via the side of the property, a shaped lawn to front with well-stocked border home to a variety of shrubs.

The rear garden has been transformed by the current owners and enjoys an excellent degree of privacy and is low maintenance throughout. Having a paved patio area providing ample space for garden furniture, being fully enclosed with fence boundaries to all three sides, a water point, and steps that lead up to a further patio area.

Council Tax Band

The council tax band for this property is C.

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.

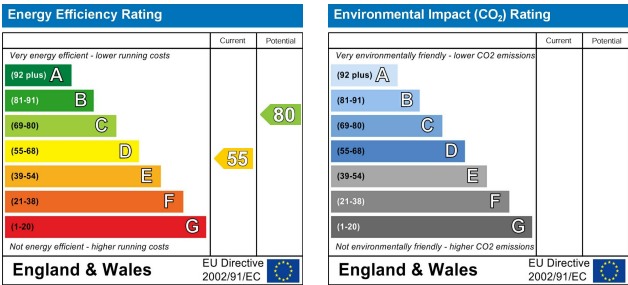
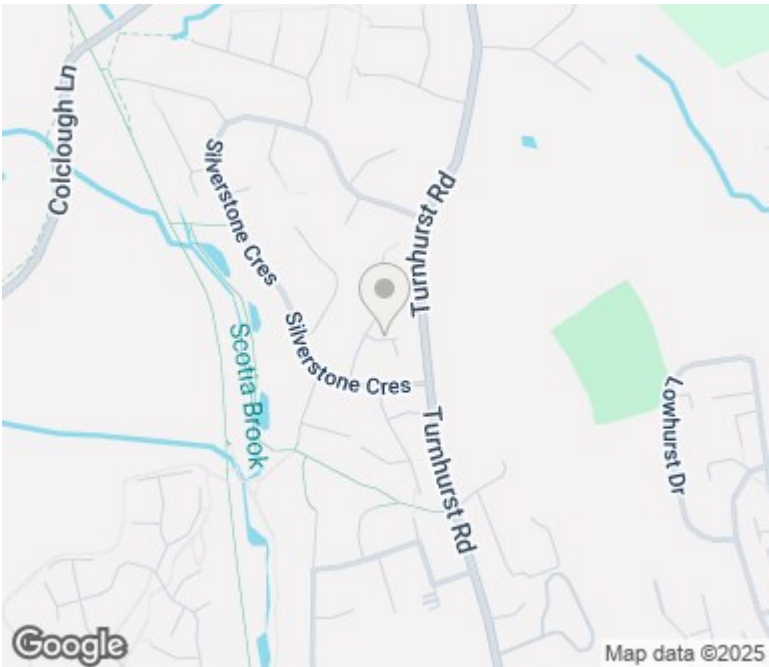
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Floor Plan

Area Map



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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