



STEPHENSON BROWNE

**Lawton Hall Drive,
Church Lawton, Stoke-
on-Trent**
ST7 3BG



£775,000

DESCRIPTION

An executive SIX DOUBLE BEDROOM detached family home within a gated community, with FOUR BATHROOMS, offering over 3300 square feet of accommodation and for sale with no onward chain!

A superb opportunity to purchase a substantial and impressive family home occupying a prime position within the Lawton Hall development, a gated community close to Alsager. The property also benefits from a double garage and a sizeable rear garden!

A welcoming hallway leads to the lounge, with double doors accessing a separate dining room, leading into a well-proportioned kitchen/diner which features a host of integrated appliances, with a utility room and downstairs W/C completing the ground floor.

To the first floor is a galleried landing, accessing four of the bedrooms and the family bathroom. Bedroom two features an en-suite shower room, whilst the principal bedroom includes an en-suite shower room and a dressing area, with commanding views overlooking the rear garden from a central bay window.

The second floor features a further galleried landing with bedrooms five and six, with the fifth bedroom including a separate study/dressing area and an en-suite shower room.

Off-road parking is provided via a brick-built double garage to the rear of the property, whilst the rear garden includes lawned and patio areas with border shrubs and hedges, creating an idyllic setting to relax.

Situated just off the A50 in Church Lawton,



Lawton Hall Drive offers excellent links to commuting routes such as the M6 (Junction 16), A500 and A34, with the wealth of amenities with Alsager, Kidsgrove and Congleton only a short distance away.

A simply stunning home which must be viewed to be fully appreciated - please contact Stephenson Browne to arrange your viewing.



ROOM DESCRIPTIONS

Entrance Hall

16'9" x 13'0"

Maximum measurements - timber front door, tiled flooring, radiator, three ceiling light points, under stairs storage cupboard.

Lounge

26'10" x 12'11"

Minimum measurements - Fitted carpet, four double glazed sash windows, two ceiling light points, four radiators, feature fireplace, double doors opening into;

Dining Room

20'2" x 14'3"

Maximum measurements - Fitted carpet, two double glazed sash windows and French doors, two ceiling light points, two radiators, doors opening into;

Kitchen/Diner

26'9" x 13'1"

Plus recess - Tiled flooring, two double glazed sash windows, rear door, downlights, three radiators, Siemens kitchen units with five ring gas hobs, double oven, fridge/freezer, dishwasher, breakfast bar, one and half bowl sink with drainer.

Utility Room

10'5" x 8'3"

Tiled flooring, double glazed sash window, ceiling light point, radiator, stainless steel sink with drainer, space and plumbing for appliances.

Downstairs W/C

9'3" x 5'2"

Fitted carpet, double glazed sash window, ceiling light point, radiator, part tiled walls, W/C, wash basin.

First Floor Landing

A galleried landing with a reading area, fitted carpet, three ceiling light points, three radiators, double glazed sash window.

Bedroom One

14'4" x 11'9"

Fitted carpet, three double glazed sash windows (bay), ceiling light point, two radiators.

Dressing Area

10'5" x 9'1"

Fitted carpet, double glazed sash window, downlights, radiator, fitted wardrobe.

En-Suite Shower Room

10'5" x 8'0"

Tiled flooring, two double glazed sash windows, chrome towel radiator, W/C, two wash basins, shower cubicle.

Bedroom Two

15'11" x 12'4"

Maximum measurements - Fitted carpet, two double glazed sash windows, ceiling light point, two radiators.

En-Suite Shower Room

9'4" x 6'9"

Tiled flooring, part tiled walls, double glazed sash window, downlights, chrome towel radiator, W/C, wash basin, shower cubicle.

Bedroom Three

17'4" x 10'4"

Fitted carpet, three double glazed sash windows, ceiling light point, two radiators, fitted wardrobes.



Bedroom Four

16'0" x 12'2"
Maximum measurements - Fitted carpet, two double glazed sash windows, ceiling light point, two radiators, fitted wardrobes.

Bathroom

10'10" x 6'10"
Tiled flooring, part tiled walls, double glazed sash window, downlights, chrome towel radiator, W/C, wash basin, bath with overhead shower.

Second Floor Landing

A galleried landing with fitted carpet, double glazed sash window, ceiling light point, loft access, radiator.

Bedroom Five

19'10" x 12'8"
Some restricted headroom - Fitted carpet, two skylight windows, ceiling light point, two radiators.

Study/Dressing Area

12'8" x 7'0"
Some restricted headroom - Fitted carpet, double glazed window, ceiling light point, radiator.

En-Suite Shower Room

9'8" x 7'0"
Some restricted headroom - Tiled flooring, part tiled walls, downlights, radiator, W/C, wash basin, shower cubicle.

Bedroom Six

12'5" x 12'3"
Maximum measurements, some restricted headroom - Fitted carpet, ceiling light point, radiator, skylight window, airing cupboard and storage cupboard.

Outside

To the front of the property is a private lawn, with a footpath featuring adjacent hedges. The sizeable rear garden features patio and lawned areas with a border hedge, with access to the double garage to the rear.

Double Garage

A brick-built double garage with up and over garage door, and rear door access to the garden.

Council Tax Band

The council tax band for this property is G.

NB: Tenure

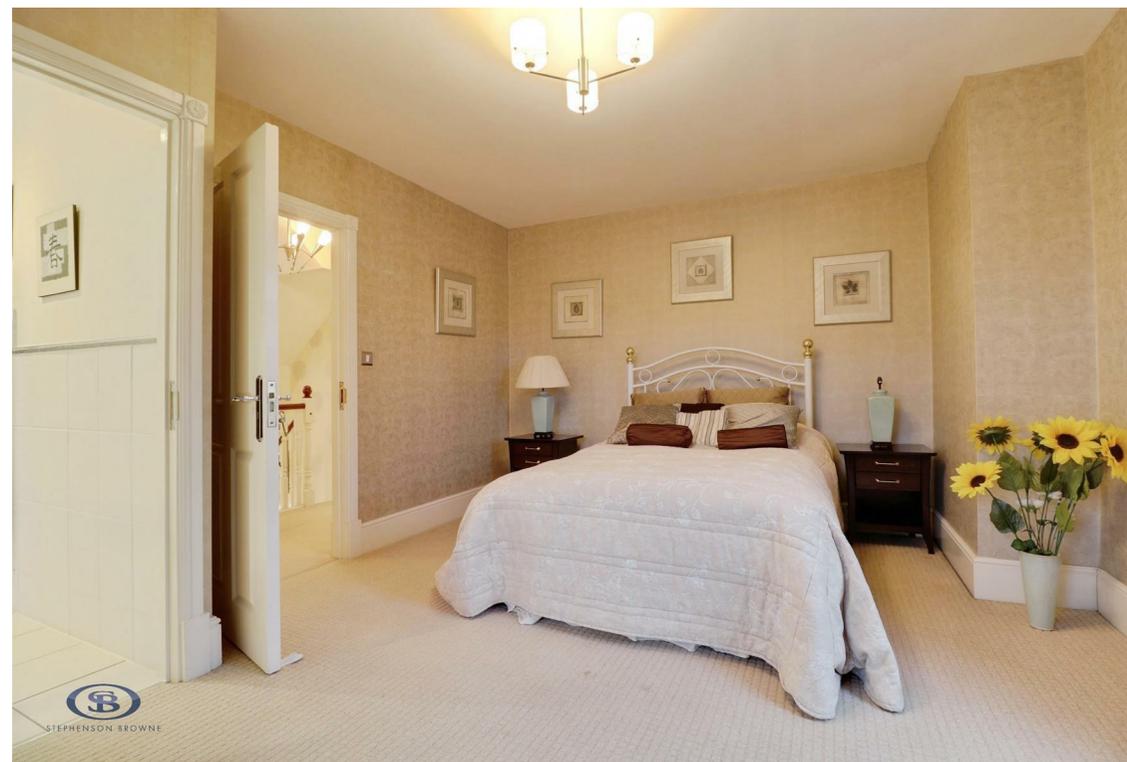
We have been advised that the property tenure is LEASEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

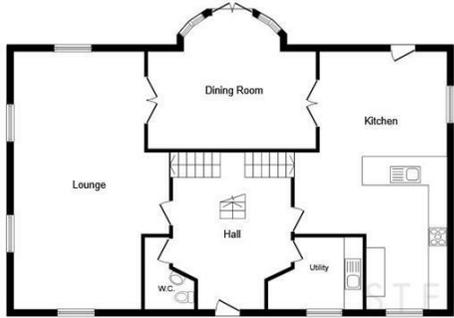
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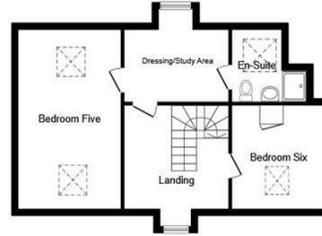
Floorplans



Ground Floor

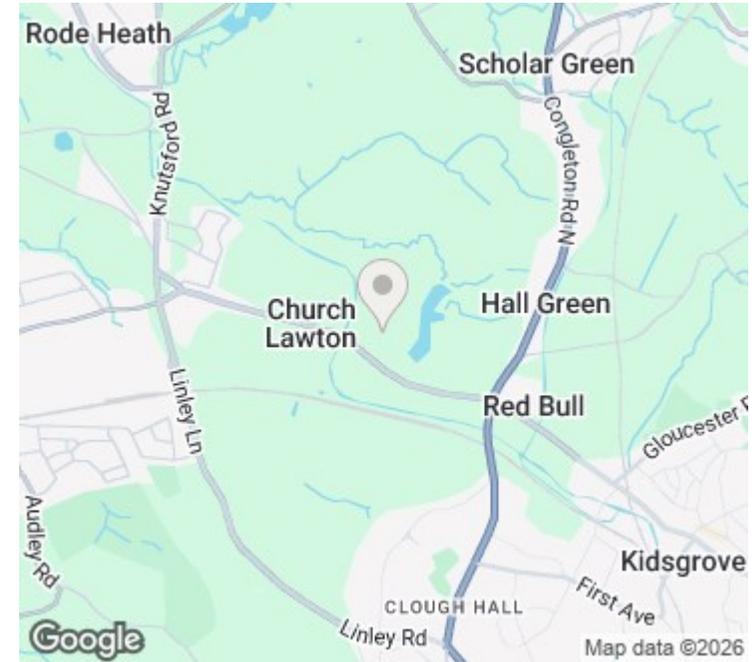


First Floor



Second Floor

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 | 72 | 75 |

| 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 | | |



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

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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