



19 Acres Nook

ST6 4QL

Offers Over £450,000



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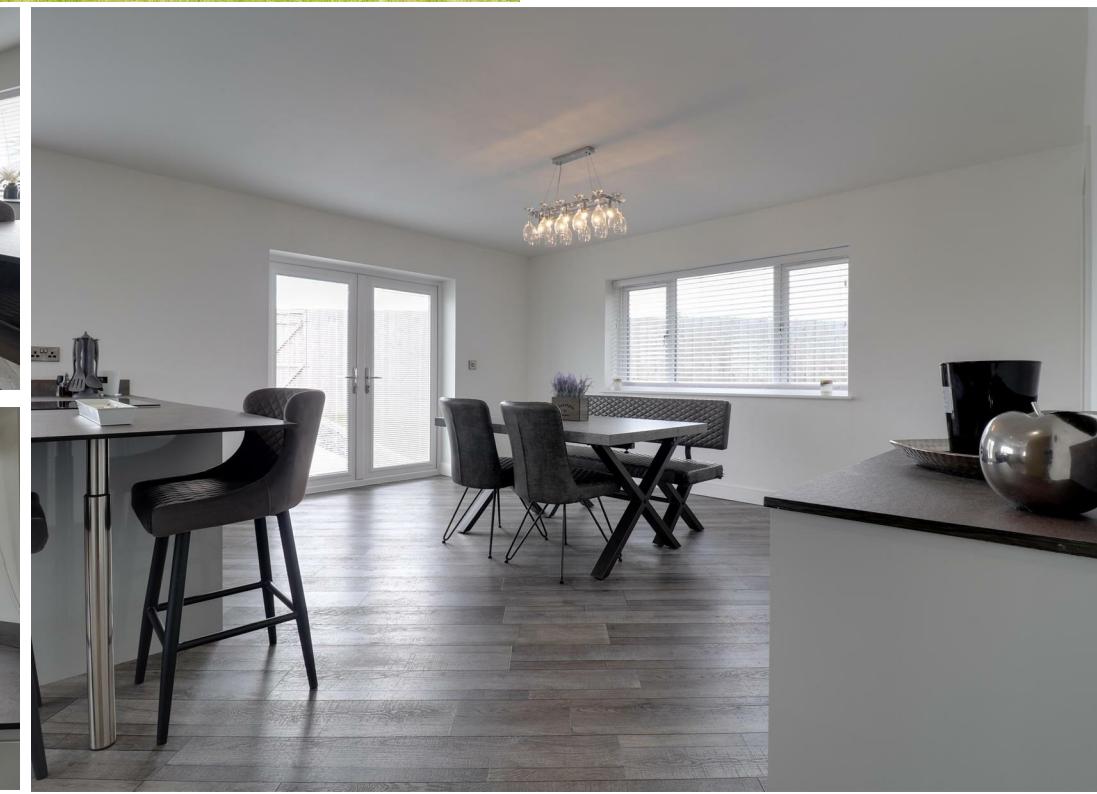
STEPHENSON BROWNE

Architect designed and individually constructed in 2022, a four bedroom detached dormer bungalow situated in a quaint position enjoying an open aspect to the front with field views and boasting underfloor heating to the ground floor.

The property creates an immediate impact with a stunning reception hall with vaulted ceiling and split level bespoke glazed staircase, a fabulous addition to this stylish home. The open plan living kitchen is another exceptional feature enjoying the views, styled with a range of modern wall and base units, with integrated appliances throughout including a electronically controlled extractor that is raised out of the work surface. The dining area with French doors opening to the garden, and also providing access to the fourth bedroom/study. The light and airy lounge, bedroom three and modern four piece bathroom suite with double shower and bath, are also access from the central hallway. To the first floor, the split staircase gives access to two principal suites, both having ample space for double beds and hosting fitted bedroom furniture and luxurious en-suite shower rooms.

Externally, a block paved driveway provides ample off road parking for numerous vehicles. The wrap around gardens are designed to take full advantage of the sunshine, with upgraded enhancements such as a modern glazed front terrace providing a contemporary finish whilst taking full advantage of the adjacent field views. An additional plot of land adjacent to the property could be utilised as additional parking, space for a motorhome or also potential for a garage (subject to the usual permissions).

The location of this property is incredible not only with its picturesque field views but it's immediate proximity to Bathpool county park being only a few hundred yards away, as well as offering good road links to Alsager, Kidsgrove and Congleton. The A500 & M6 motorway are also within easy reach, as well as Kidsgrove train station just 1 mile away.



Entrance Hall

Composite entrance door having double glazed frosted insets and double glazed frosted windows to either side. Split staircase with glass balustrade leading to the first floor bedrooms. Doors to all rooms. Underfloor heating.

Lounge

12'3" x 15'7"

Double glazed windows to the front and side elevations. TV aerial and telephone points.

Kitchen Diner

15'5" w x 26'1"

Double glazed French doors opening to the garden. Triple aspect double glazed windows to the front, rear and side elevations. 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. Integrated oven and microwave/grill. Integrated washer dryer and fridge freezer. Integrated induction hob with lift up extractor. Inset spot lighting.

Bedroom Three

10'0" x 13'5"

Double glazed windows to the rear and side elevations. Inset spot lighting

Bedroom Four

7'6" w x 9'11"

Double glazed window to the rear elevation. Inset spot lighting.

Family Bathroom

9'11" x 8'4"

Double glazed frosted window to the rear elevation. Four piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below, a panelled bath with mixer tap and a double shower unit with rainfall shower and rinser attachment. Inset spot lighting.

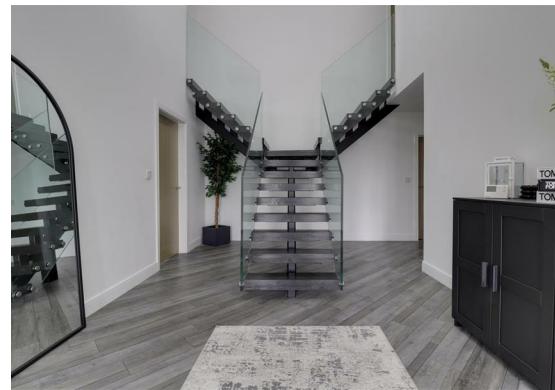
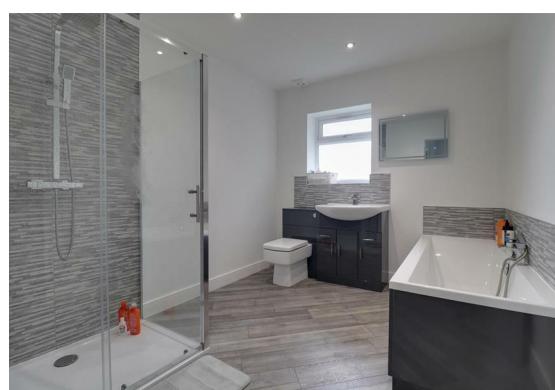
First Floor Landing

Both bedrooms accessed via the split stairs. Storage cupboard housing the hot water cylinder.

Principal Bedroom

15'6" max x 16'11"

Double glazed windows to the side and front elevations. Two double panel radiators. Skylight. A range of fitted bedroom furniture including wardrobes with hanging rail and shelving, drawers and dressing table with drawers. Inset spot lighting.



En-Suite

10'7" x 4'9"

Skylight. 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 unit with rainfall shower and rinser attachment. Modern wall mounted radiator. Inset spot lighting.

Bedroom Two

15'8" x 12'11"

Double glazed windows to the side and front elevations. Two double panel radiators. Skylight. Fitted wardrobes with hanging rail and shelving. Inset spot lighting.

En-Suite

5'5" x 6'5"

Skylight. 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 unit with rainfall shower and rinser attachment. Modern wall mounted radiator. Inset spot lighting.

Externally

The property is approached by a block paved driveway providing ample off road parking for numerous vehicles. The wrap around gardens are designed to take full advantage of the sunshine, with upgraded enhancements such as a modern glazed front terrace providing a contemporary finish whilst taking full advantage of the adjacent field views. Mainly laid to lawn with paved patio area providing ample space for garden furniture and outside entertaining.

Additional Land

An additional plot of land adjacent to the property could be utilised as additional parking, space for a motorhome or also potential for a garage (subject to the usual permissions).

Council Tax Band

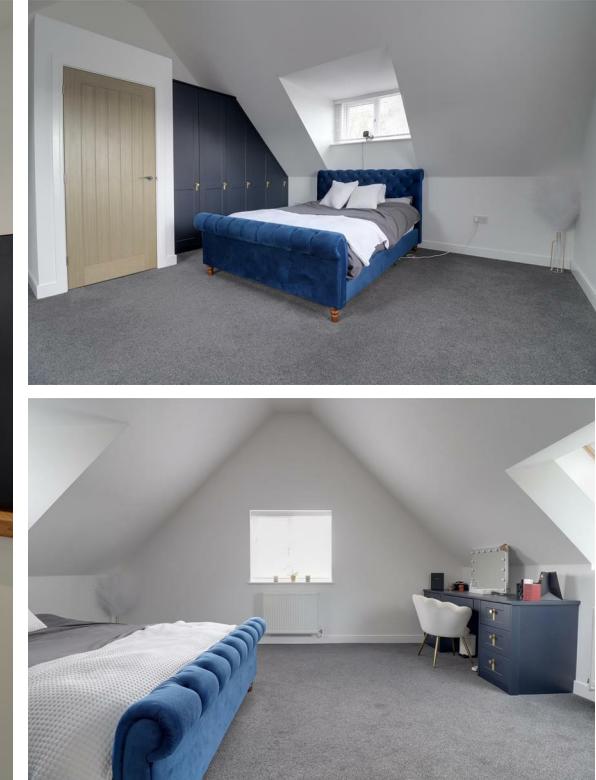
The council tax band for this property is E.

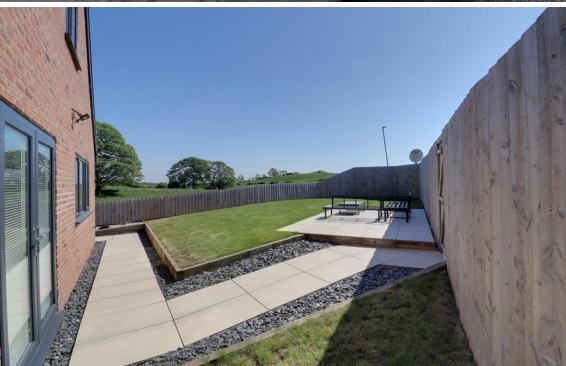
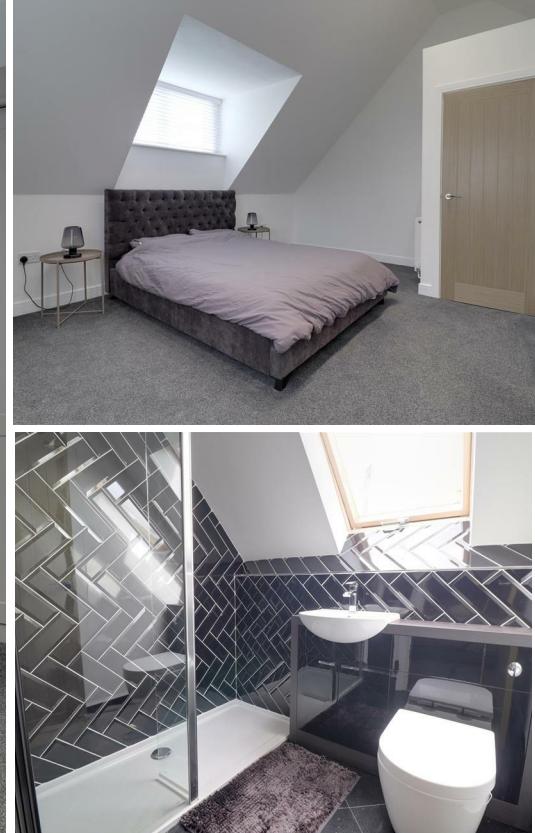
NB: Tenure

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.

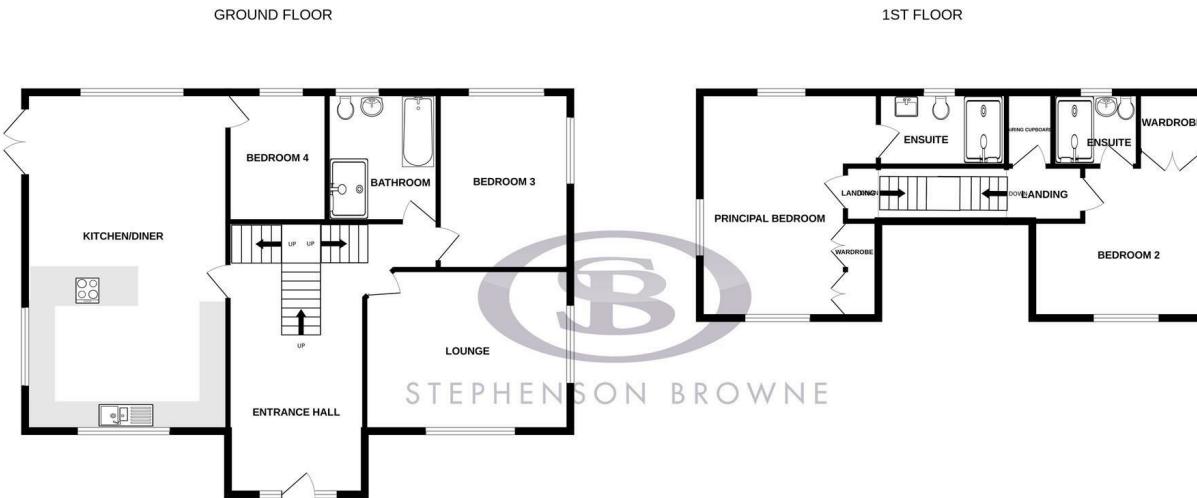
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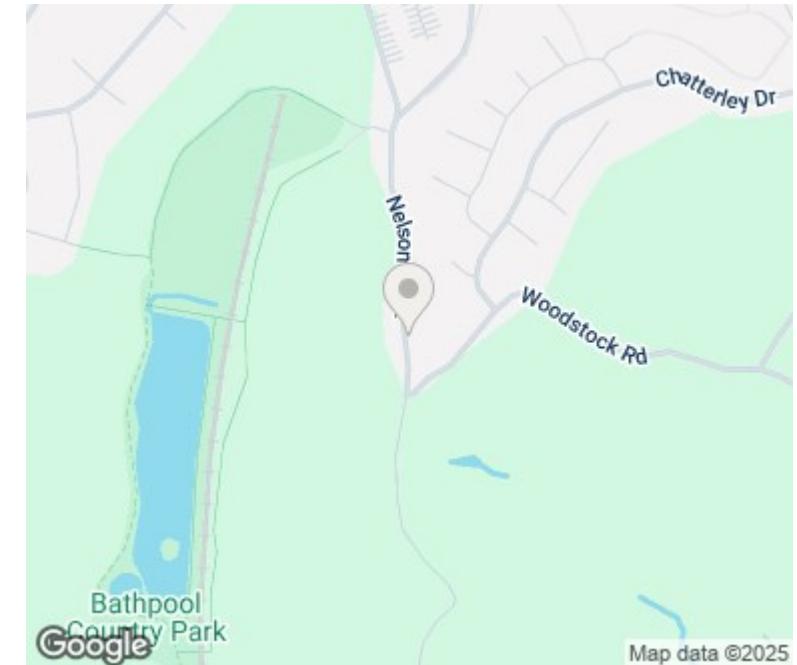
Floor Plan



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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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	93
(81-91)	B	83
(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 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		

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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