



**65 William Howell Way**

ST7 2AJ

**£375,000**



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STEPHENSON BROWNE



A simply stunning four bedroom executive detached family home in Alsager with views onto a green space to the front of the property, with a garage and en-suite shower room to the master bedroom!

Beautifully presented throughout and a real credit to the current owners, this stylish home is situated on the ever popular Scholars Place development and features a host of upgrades from the original specification. Built to Barret Homes' "Windermere" design, the property makes fantastic use of all available space to create sizeable and family-friendly accommodation.

An entrance hallway leads to a spacious lounge, whilst a stylish kitchen/diner with quartz work surfaces leads to a useful utility room and downstairs W/C. To the first floor are four bedrooms and a family bathroom, with the master bedroom benefitting from an en-suite shower room. It's also worth noting that all bedrooms feature fitted wardrobes!

Ample off road parking is provided via a full-width tarmacadam driveway and a single garage, whilst to the rear of the property is a beautifully landscaped garden with patio and lawned areas with mature border shrubs. Fully enclosed, this gorgeous south-facing garden is ideal for families with pets and/or children looking to make the most of the summer weather!

The property provides excellent links to commuting routes, including the A500 and M6 (Junction 16), with the wealth of amenities within Alsager itself only a short distance away. Several schools are nearby, including Pikemere County Primary School and Alsager School.

A stunning family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.





### **Entrance Hall**

Composite front door, Amtico flooring, ceiling light point, radiator.

### **Lounge**

14'11" x 11'7"

UPVC double glazed window, Amtico flooring, two radiators, ceiling light point, under stairs storage cupboard.

### **Kitchen/Diner**

17'11" x 10'0"

UPVC double glazed window and French doors leading to the rear garden, ceiling light point and downlights, radiator, Amtico flooring, one and a half bowl sink with drainer, Quartz work surfaces, integrated double oven, fridge/freezer, five ring hobs, wine cooler, dishwasher.

### **Utility Room**

5'4" x 5'3"

UPVC double glazed window, Amtico flooring, downlights, Quartz work surface, space and plumbing for appliances, wall and base units providing storage, radiator, Ideal combi gas central heating boiler.

### **Downstairs W/C**

5'4" x 3'2"

UPVC double glazed window, Amtico flooring, downlights, radiator, part tiled walls, W/C, corner pedestal wash basin.

### **Landing**

Fitted carpet, ceiling light point, two storage cupboards, radiator, loft access.

### **Bedroom One**

11'2" x 10'3"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point and downlights, radiator, fitted wardrobe.

### **En-Suite**

7'9" x 4'1"

Amtico tiled flooring, downlights, extractor fan, chrome towel radiator, tiled walls, W/C, fitted wash basin with vanity unit, walk-in Mira shower (upgraded).

### **Bedroom Two**

10'10" x 8'7"

Fitted carpet, UPVC double glazed window, ceiling light point and downlights, radiator, fitted wardrobe.

### **Bedroom Three**

10'5" x 8'2"

Fitted carpet, UPVC double glazed window, ceiling light point and downlights, radiator, fitted wardrobe.





#### **Bedroom Four**

10'4" x 8'6"

Fitted carpet, UPVC double glazed window, ceiling light point and downlights, radiator, fitted wardrobe.

#### **Bathroom**

7'1" x 6'2"

Maximum measurements - Amtico tiled flooring, UPVC double glazed window, tiled walls, downlights, extractor fan, chrome towel radiator, W/C, pedestal wash basin, bath with overhead shower.

#### **Loft Space**

A boarded loft space accessed via a pull-down ladder.

#### **Outside**

To the front of the property is a double-width tarmacadam driveway with a lawn and graveled border, whilst the stunning landscaped rear garden features lawned and porcelain tiled patio areas, with timber boards incorporating shrubs and flowers. Two double outside sockets, two security lights and an outside tap are also included.

#### **Garage**

A single garage with Up and Over garage door, power and lighting. Given the position, size and layout, the garage has the potential to be converted to suit a variety of uses, subject to planning permission and building regulations.

#### **Council Tax Band**

The council tax band for this property is D.

#### **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.

#### **NB: Copyright**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

#### **Estate Charge**

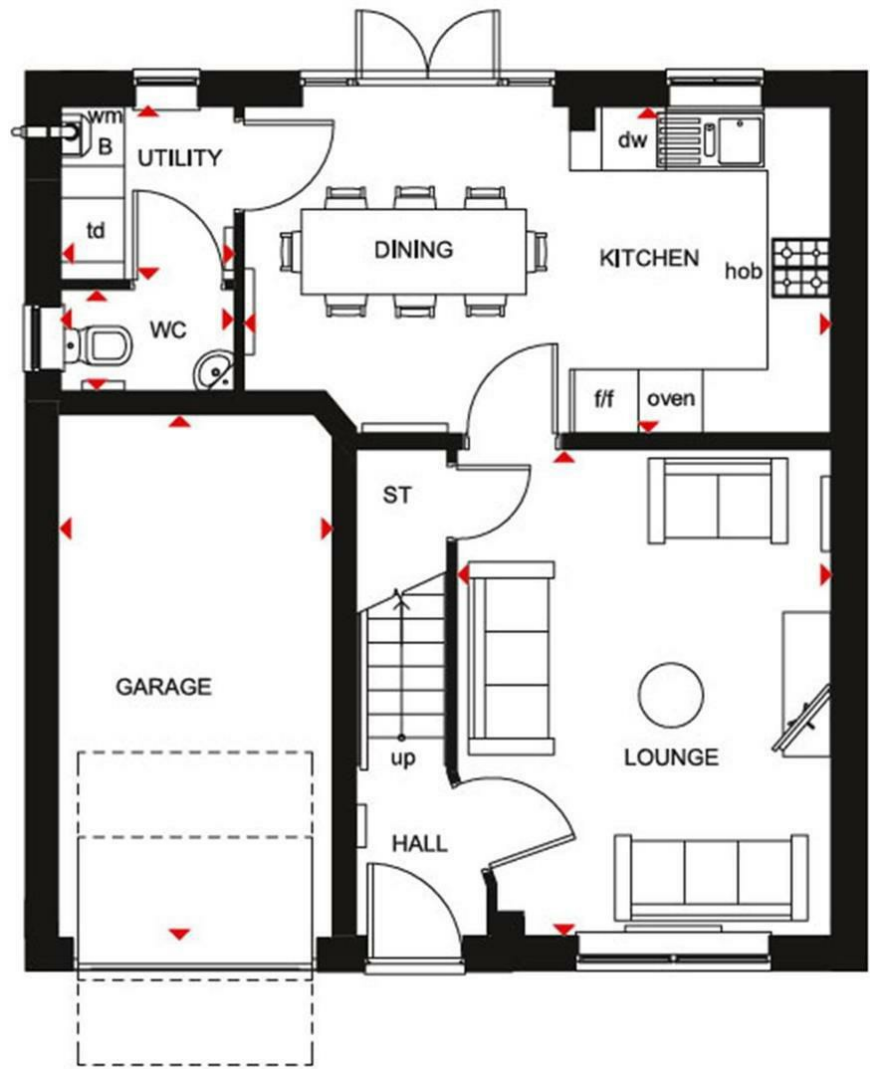
We understand from the sellers that although the property is freehold, there will be an estate charge of approximately £134 per annum, which includes; communal grounds maintenance and inspections, tree surveys/works (for said communal areas), associated management costs and contributions to a reserve fund.







Floor Plan



Area Map



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>94</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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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