



**28 Oakley Drive**

ST7 2WH

**Guide Price £425,000**



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STEPHENSON BROWNE

\*\* SOLD PRE-MARKET \*\* \*\* If you are looking to sell, call us today to arrange your FREE VALUATION \*\* Presented as beautifully and immaculately as a show home, this FOUR BEDROOM DETACHED home on Oakley Drive is the prime example of a ready to move into family home, situated on a quiet residential cul-de-sac. Constructed by Seddon Homes to "Caron" design, it is located close to the many amenities Alsager town has to offer as well as its local schools.

The property hosts a wealth of impressive features, including extras installed by its current owners, making it unlike similar constructions on the development. To the ground floor, there is a generous hall space with access to the downstairs WC and main lounge. A real star of the show is the spacious open plan living at the rear comprising of a stunning, modern 'SieMatic' kitchen complete with all the integral appliances you will need, dining and family area. An ideal entertaining space, the room boasts French doors taking you to the rear garden. As one of the handy additions the current owners have installed, there is a separate utility room just off with extra units, hand basin and providing internal entry into the garage.

Upstairs there is a wide open landing, a brilliant master bedroom enjoying mirrored fitted wardrobes and its own ensuite shower room, two more good size double bedrooms and a fourth single. You will find bedroom two also possesses its own shower ensuite, another luxury established in recent years and a fabulous family bathroom with three piece suite.

Externally to the front is a block paved driveway providing invaluable off road parking leading to the garage, and the rear offers a landscaped garden giving you a great balance of lawn, patio and composite decking with a beautiful glass veranda. There is also the added extra of the summerhouse, equip with electrics.



## **Summary Cont...**

Family homes of this standard do not come up for sale often! Viewings come highly recommended to appreciate the internal size, spec and additions. Call Stephenson Browne today to book your viewing!

### **Hallway**

With wood effect flooring, radiator, single pendant light fitting, ample sockets, stairs to first floor with two tone wooden balustrade, doors to the lounge and kitchen diner, and door accessing...

### **WC**

Comprising of a low level WC with hidden cistern, pedestal hand basin with mixer tap, radiator, continuation of wood effect flooring from the hallway, single pendant light fitting and UPVC double glazed window to front elevation.

### **Lounge**

14'7" x 11'3"

Having a UPVC double glazed window to front elevation, radiator, fitted carpet, ample sockets, TV point, phone point and single pendant light fitting.

### **Open Plan Kitchen Diner/Family Area**

27'8" x 10'1"

### **Kitchen Diner**

Comprising of a range of contemporary wall, base and drawer units with working surfaces over incorporating an overhang to provide a breakfast bar, with room to fit stools below. Having integrated appliances such as 'Neff' high level double oven, 'Neff' four ring induction hob with extractor over, fridge, freezer and dishwasher. With spotlighting, tiled flooring to the kitchen area, wood effect flooring to the dining area, single pendant light fitting, ample sockets throughout, UPVC double glazed window to rear elevation, UPVC double glazed French doors opening to the rear garden. Open plan with...

### **Family Area**

Having a continuation of wood effect flooring, single pendant light fitting, radiator, ample sockets, TV point, UPVC double glazed window to rear elevation and door into...

### **Utility Room**

A stunning addition utilised from the rear end of the garage, with a range of wall, base and drawer units with integrated sink and drainer, space and plumbing for a washing machine, space for a dryer, wood effect flooring, radiator, single pendant light fitting, wall extractor, internal door accessing the garage and composite panelled door with double glazed obscure glass insert opening to the side of the property.

### **First Floor**

### **Landing**

A wide open landing with wooden two tone balustrade surrounding the stairs, radiator, fitted carpet, single pendant light fitting, loft access via hatch and doors to first floor rooms, such as...

### **Bedroom One**

11'11" x 10'8" (to wardrobes)

Enjoying inbuilt wardrobes with mirrored sliding doors, fitted carpet, ample sockets, radiator, single pendant light fitting and door into...

### **Master Ensuite**

Consisting of a low level WC with hidden cistern, hand basin incorporated within high gloss storage cupboard and walk in shower with tiled surround and glass shower door. With shaving point, UPVC double glazed obscure glass window to side elevation, spotlighting and ladder style towel heater.



## **Bedroom Two**

10'9" x 9'3"

A brilliant guest room with ample sockets throughout, UPVC double glazed window to rear elevation, radiator, single pendant light fitting, fitted carpet and opening to...

## **Ensuite**

Tastefully installed by the current owner, with a low level WC, hand basin incorporated within wood effect storage cupboard, walk in shower with tiled surround and glass shower door, spotlighting and wood effect flooring.

## **Bedroom Three**

11'3" x 9'10"

A good size third double bedroom with a UPVC double glazed window to the front elevation, fitted carpet, radiator, single pendant light fitting and ample sockets.

## **Bedroom Four**

7'3" x 7'2"

With fitted carpet, single pendant light fitting, ample sockets and UPVC double glazed window to rear elevation.

## **Family Bathroom**

Comprising of a low level WC with hidden cistern, hand basin incorporated within high gloss storage cupboard, panelled bath with over the bath dual monsoon shower heads and glass shower screen. Having part tiled walls, concrete effect flooring, spotlighting, radiator, shaving point

## **External**

There is an attractive frontage with block paved driveway suitable for approximately two cars, with a laid to lawn and paving wrapping around to the side to give access into the rear garden via wooden gates.

The main garden has been beautifully landscaped, hosting a combination of porcelain paved patio and pathways with composite decking, laid to lawn and a glass veranda providing a sheltered area ideal for seating or alternate outdoor furniture. There are gravel borders around the perimeter, as well as soil borders that house decorative trees and the handy summer house with lighting.

## **Summer House**

With double opening doors, two external lights and lighting to the interior.

## **Garage**

8'7" x 8'5"

Having an up and over garage door, lighting and accessing to the utility room.

## **Council Tax Band**

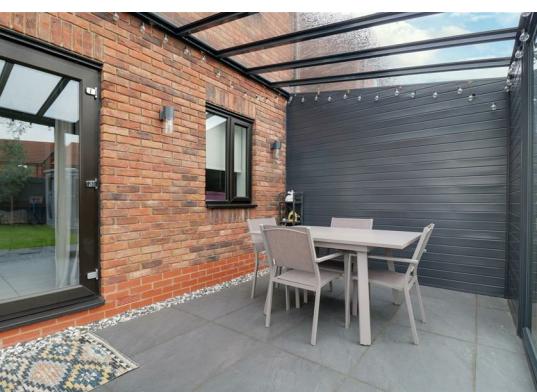
The council tax band for this property is E.

## **NB: Tenure**

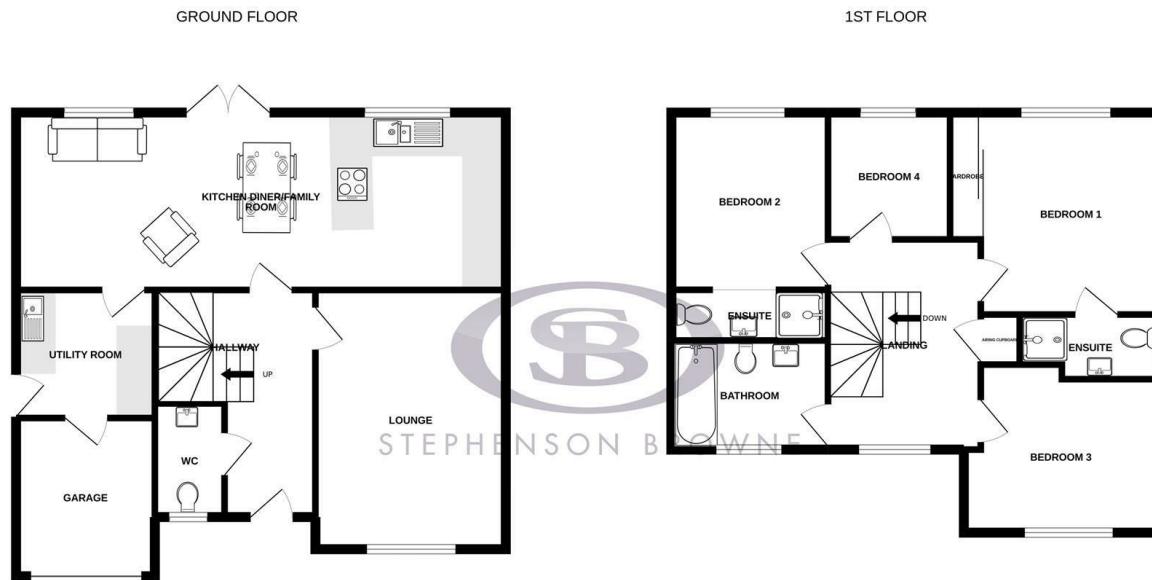
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

## **NB: Copyright**

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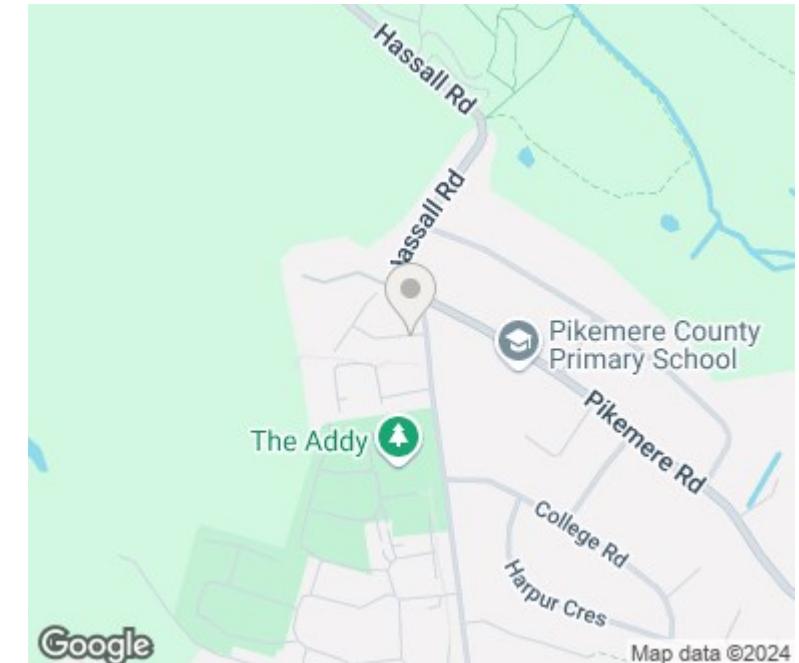


## Floor Plan



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.  
Plotted with Metropix ©2022

## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	93
(81-91)	B	84
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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