



17C William Higgins Close

ST7 2GU

Guide Price £360,000



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STEPHENSON BROWNE

FREEHOLD TENURE - Presenting an excellent opportunity to acquire this striking **FOUR BEDROOM DETACHED** family residence located on William Higgins Close, a superb location positioned on 'The Stables' development, close to Alsager town and local schooling. Constructed by Stewart Milne Homes to their 'Dukeswood' design, this impressive property reveals well planned accommodation to suit all families!

In brief, the property enjoys a welcoming hallway upon entry, boasting internal access into the garage, WC as well as the spacious lounge with feature log burner effect fire. To the rear elevation you will find a stunning kitchen/diner/family room hosting a range of shaker style wall, base and drawer units including breakfast bar, with integral appliances such as dishwasher, fridge freezer, oven, microwave/grill and four point gas hob with extractor over. The room is lovely and bright offering French doors opening to the garden, and provides access to the handy separate utility, having additional work surfaces and the space/plumbing for a washing machine and separate dryer.

The first floor presents two double bedrooms possessing their own en-suite shower rooms and mirrored fitted wardrobes, with the principal being exceptionally generous in size. Bedroom three is also a good sized double and the single fourth is currently utilised as an office space. Completing the internal aspect of this home is a stylish family bathroom with four piece suite.

Externally, the property hosts a driveway to the front, providing invaluable off road parking for approximately three cars, with access to the generous rear garden enjoying patio ideal for garden furniture, a lawn and brick built flower beds home to a range of decorative shrubs, plants and trees.

Early viewings come highly recommended to appreciate the size, location and internal condition of this extensive family home. Call Stephenson Browne today to arrange yours!



Hallway

Enjoying wood laminate style flooring, integral floor matt, radiator, ceiling light fitting, ample sockets, stairs to the first floor, internal door into the garage, and doors to most ground floor rooms, including:

WC

With a low level push flush WC, wall mounted corner hand basin, a continuation of wood laminate style flooring, ceiling light fitted and radiator.

Lounge

14'4" x 11'2"

A generous lounge offering a large UPVC double glazed window to front elevation, fitted carpet, radiator, feature log burner effect fire, ample sockets, radiator and ceiling light fitting.

Breakfast Kitchen/Diner/Family Room

24'10" x 9'3"

Kitchen

Comprising of a range of shaker style wall, base and drawer units with wood effect working surfaces over continuing to create breakfast bar, under counter ambient lighting, and having integral appliances including one and a half stainless steel sink with drainer, dishwasher, fridge freezer, oven, microwave/grill and stainless steel four point gas hob with extractor over. Tile effect flooring, ample sockets, spotlighting, pendant lighting over the breakfast bar area and UPVC double glazed window to rear elevation.

Dining/Family Area

Having the tile effect flooring continuing throughout, ceiling light fitting, ample sockets, radiator, UPVC double glazed window to rear elevation, UPVC double glazed French doors opening to the garden and door into:

Utility Room

With wood effect working surfaces having space/plumbing for a washing machine and dryer below, ceiling light fitting, wood style flooring, radiator, ample sockets and UPVC composite door with opaque double glazed insert opening to the side elevation.

Landing

With fitted carpet, ample sockets, radiator, loft access via hatch, UPVC double glazed window to side elevation, door to airing cupboard and doors to all main first floor rooms, such as:

Principal Bedroom

11'2" x 10'2"

A spacious principal bedroom enjoying large fitted wardrobes with mirrored sliding doors, fitted carpet, UPVC double glazed window to front elevation, ceiling light fitting, spotlighting, radiator, ample sockets and door giving entry to:

En-suite

With a low level WC and hand basin incorporated within fitted vanity unit with storage, having a mirrored back and spotlighting over. Also having a walk-in shower with tiled surround and glass sliding door, wood style flooring, UPVC double glazed opaque window to front elevation, spotlighting and radiator.

Bedroom Two

9'8" x 8'6"

Also having inbuilt wardrobes with mirrored sliding doors, ceiling light fitting, ample sockets, fitted carpet, radiator, UPVC double glazed window to rear elevation and door into:



En-suite

With a low level push flush WC, pedestal hand basin and walk-in shower with tiled surround and glass door, wood style flooring, partly tiled walls creating splashbacks, UPVC double glazed opaque window to rear elevation, radiator and spotlighting.

Bedroom Three

9'6" x 8'4"
With fitted carpet, UPVC double glazed window to rear elevation, radiator, ceiling light fitting, ample sockets and door to inbuilt storage cupboard/wardrobe.

Bedroom Four

9'4" x 6'11"
A good sized single room currently utilised as an office space, having a UPVC double glazed window to front elevation, fitted carpet, ample sockets, ceiling light fitting and radiator.

Family Bathroom

Enjoying a four piece suite consisting of a low level push flush WC, hand basin incorporated within fitted vanity unit with storage, having a mirrored back and spotlighting over, panelled bath and separate shower with glass door. With partly tiled walls creating splashbacks, wood style flooring, radiator, spotlighting and UPVC double glazed opaque window to side elevation.

Garage

16'6" x 8'2"
Having an up and over garage door, internal door into the hallway, lighting and power.

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

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

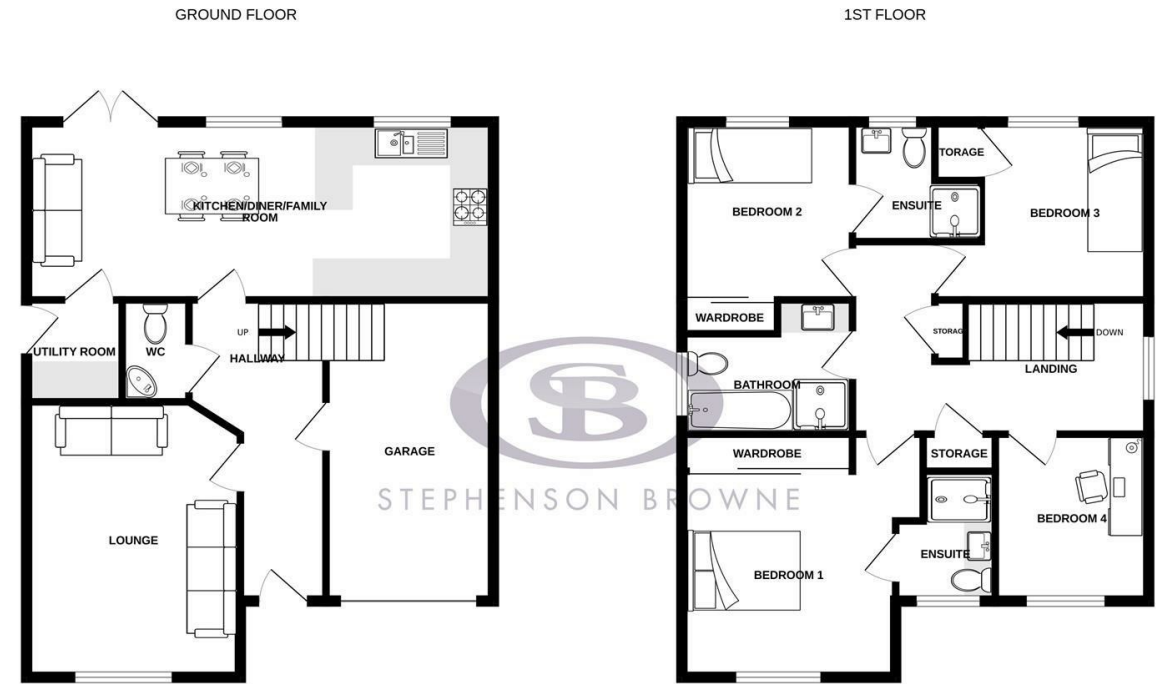
NB: Land Registry

Please be advised that we have not been able to obtain a copy of the title register with land registry through our due diligence process. This does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

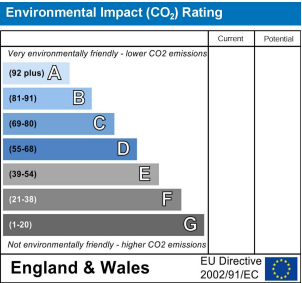
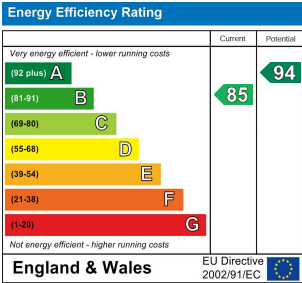


Floor Plan

Area Map



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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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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