



21 Crowson Drive

ST7 2QJ

Offers Over £380,000



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STEPHENSON BROWNE

OVERLOOKING FIELDS TO THE FRONT - A stunning example of a FOUR BEDROOM DETACHED family home located on Crowson Drive, sitting on arguably one of the best positions overlooking fields to the front!

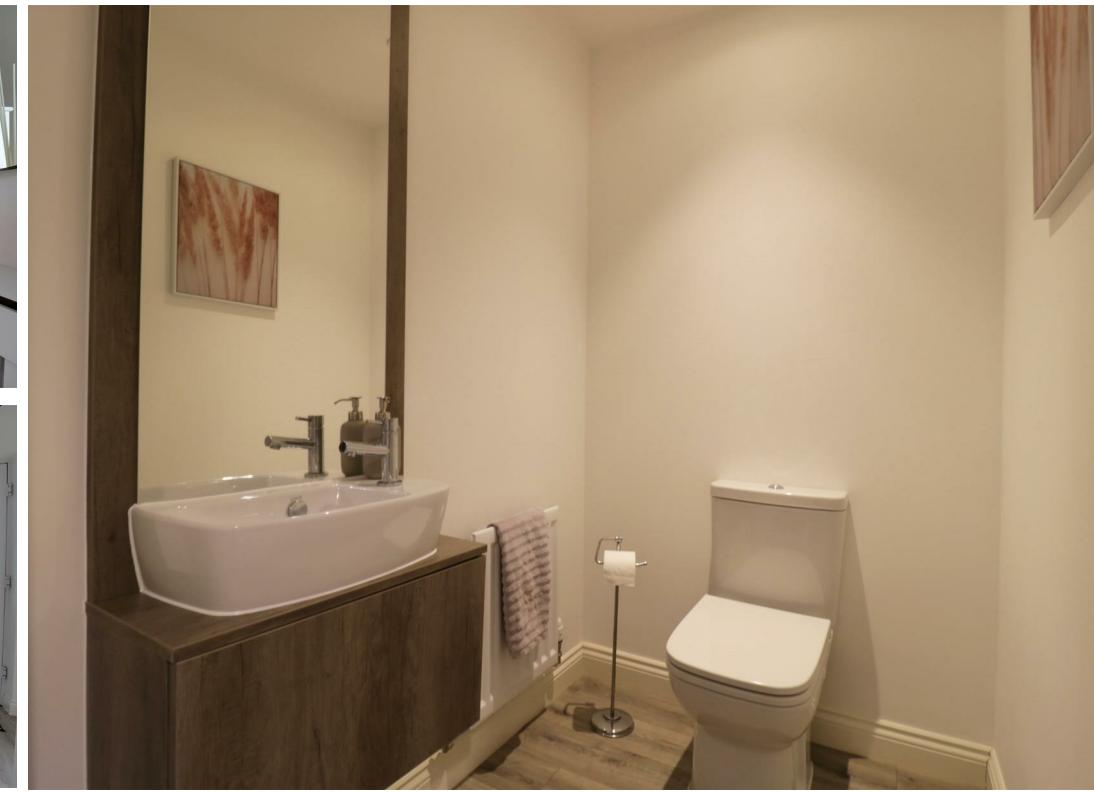
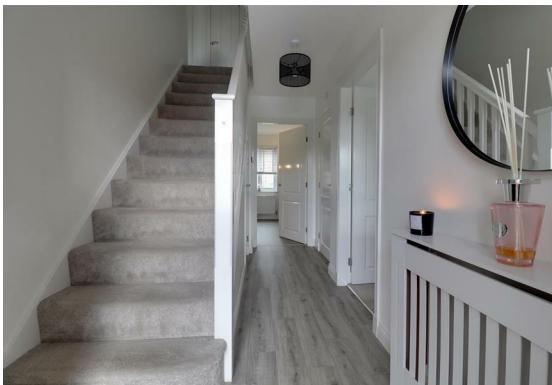
Built to Stewart Milne's 'Hampsfield' design, this spacious home offers a number of noteworthy features, some of which include: UPVC double glazing throughout, gas central heating, wide, walk-in bay to the lounge and a handy laundry area in the kitchen, concealed behind stylish units. As well as this, the current owners have cleverly partitioned the garage, making room for an additional reception room, ideal for a playroom, cinema room or office!

In brief, the property comprises of a hallway with access to the downstairs WC, generous lounge and beautiful kitchen/diner/family room, comprising of a range of wall, base and drawer units including a breakfast bar, French doors opening to the garden and integral appliances such as fridge freezer, dishwasher, multi-function oven, microwave/grill and four point gas hob with extractor over. On from here is the second versatile reception room.

To the first floor, the landing hosts doors to the exemplary principal bedroom, overlooking the fields to the front and enjoying a walk-in wardrobe as well as its own en-suite shower room, with Bedroom Two reaping the same benefits of facing the front and having an en-suite. Bedroom Three is an excellent sized double, Bedroom Four a good sized single and completing the internal aspect of this home is a lovely, modern family bathroom with three piece suite. It's worth noting that Bedroom Two and Three also own inbuilt mirrored wardrobes.

Externally, there is parking for two cars via the tarmac driveway, and the garden presents a lawn with patio ideal for seating or alternate garden furniture.

To truly appreciate Crowson Drive's favourable position, size and condition, viewings come highly recommended. Call Stephenson Browne today to arrange yours!



Hallway

With wood style flooring, ceiling light fitting, radiator, stairs to first floor with under stairs storage cupboard, doors to:

Lounge

16'6 x 11'2

Enjoying large, walk-in UPVC double glazed bay window with fitted shutter blinds to front elevation, fitted carpet, TV point, ample sockets, ceiling light fitting and radiator.

WC

With a push flush WC and hand basin, incorporated within fitted vanity unit with storage and mirror, wood style flooring continuing from the hallway, radiator and ceiling light fitting.

Kitchen/Diner/Family Room

26'9 x 10'8

Comprising of a range of shaker style wall, base and drawer units with working surfaces over, incorporating breakfast bar and having integral appliances including: fridge freezer, dishwasher, multi-function oven, microwave/grill and four point gas hob with extractor over. Also having a laundry area, concealed by matching units to the kitchen area, with space/plumbing for a washing machine and separate dryer.

Having wood style flooring throughout, spotlighting, pendant light fittings over the breakfast bar and dining area, wall mounted thermostat, TV point, ample sockets, three radiators, two UPVC double glazed windows to rear elevation, UPVC door opening to the side elevation, UPVC double glazed French doors opening to the garden, and internal door accessing:

Cinema Room / Office

9'5" x 8'5"

A brilliant, versatile addition with fitted carpet, ceiling light fitting, ample sockets and wall mounted boiler.

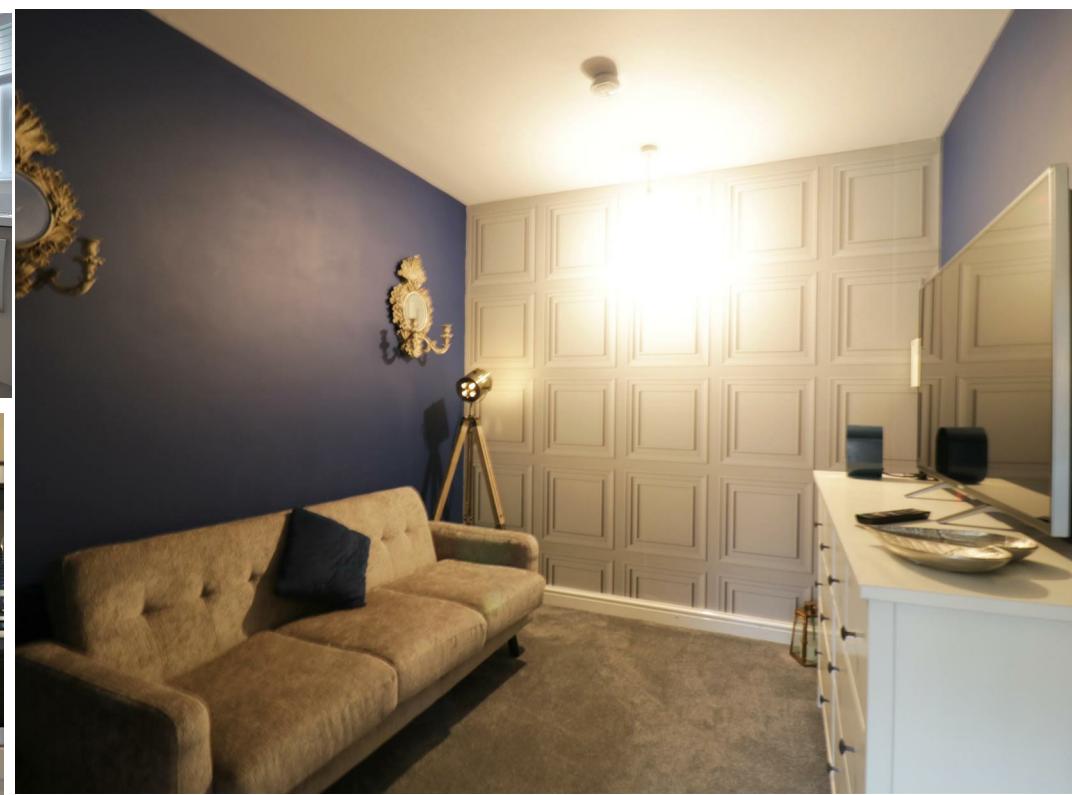
Landing

With two ceiling light fittings, loft access via hatch, fitted carpet, ample sockets, radiator and doors to:

Principal Bedroom

11'2 x 10'11

A generous principal bedroom with a UPVC double glazed window to front elevation, overlooking the fields, wall mounted thermostat, ceiling light fitting, ample sockets, radiator, door to over the stairs storage as well as doors to:



En-suite

With a push flush WC and hand basin incorporated within fitted storage unit, and walk-in shower with glass sliding door/screen. Also having a UPVC double glazed obscure glass window to side elevation, spot lighting, wood style flooring and radiator.

Dressing Room

With fitted carpet, UPVC double glazed window to front elevation, ample sockets, radiator and ceiling light fitting.

Bedroom Two

10'11 x 8'7

Boasting inbuilt wardrobes with mirrored sliding doors, a UPVC double glazed window to front elevation, fitted carpet, radiator, ceiling light fitting, ample sockets, TV point and door to:

En-suite

With a push flush WC, pedestal hand basin with mixer tap and walk-in shower having a glass door. With textured tiling to part of the walls creating splashbacks, ceiling light fitting, radiator, wood style flooring and UPVC double glazed obscure glass window to side elevation.

Bedroom Three

10'9 x 9'4

With a UPVC double glazed window to rear elevation, radiator, fitted carpet, ample sockets, ceiling light fitting and inbuilt wardrobes having mirrored sliding doors.

Bedroom Four

8'10 x 7'7

A well proportioned single bedroom offering fitted carpet, radiator, ample sockets, ceiling light fitting and UPVC double glazed window to rear elevation.

Family Bathroom

Having a push flush WC and hand basin incorporated within fitted unit/vanity with mirror behind, panelled bath with textured tile splashbacks, wood style flooring, UPVC double glazed obscure glass window to rear elevation, radiator and spotlighting.

Council Tax Band

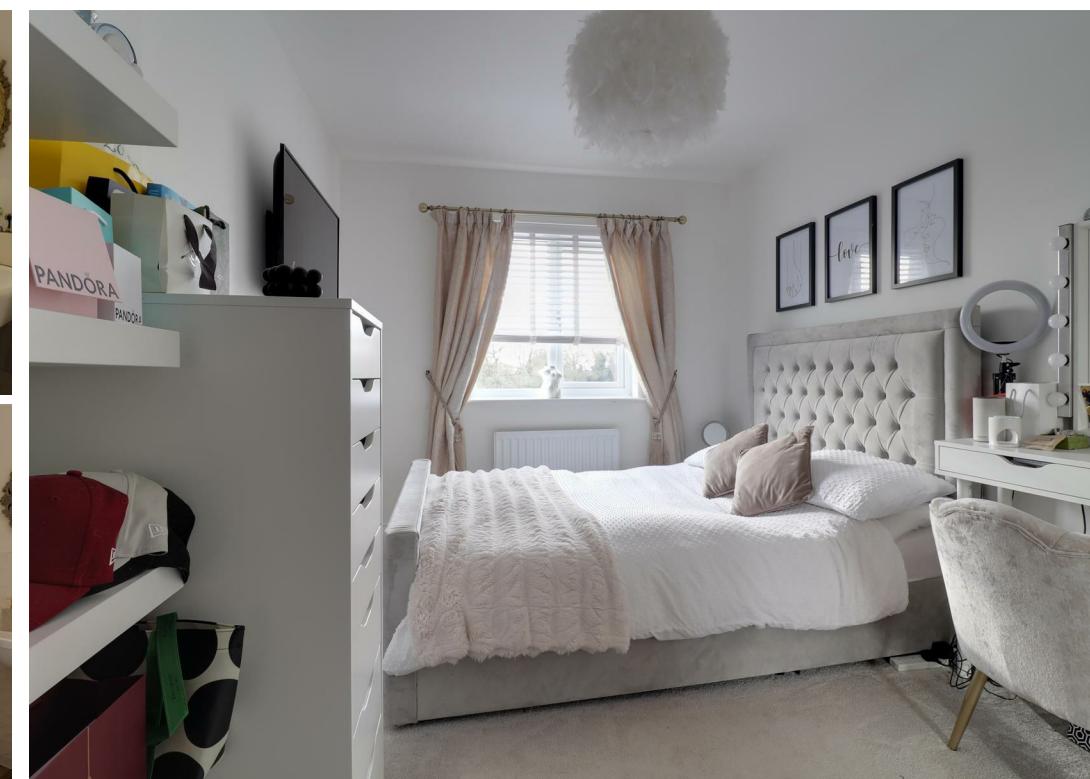
The council tax band for this property is E.

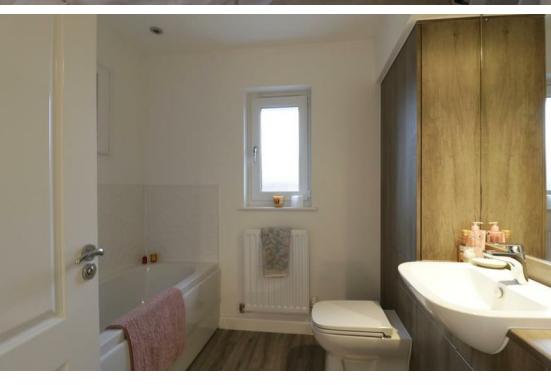
NB: Tenure

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.

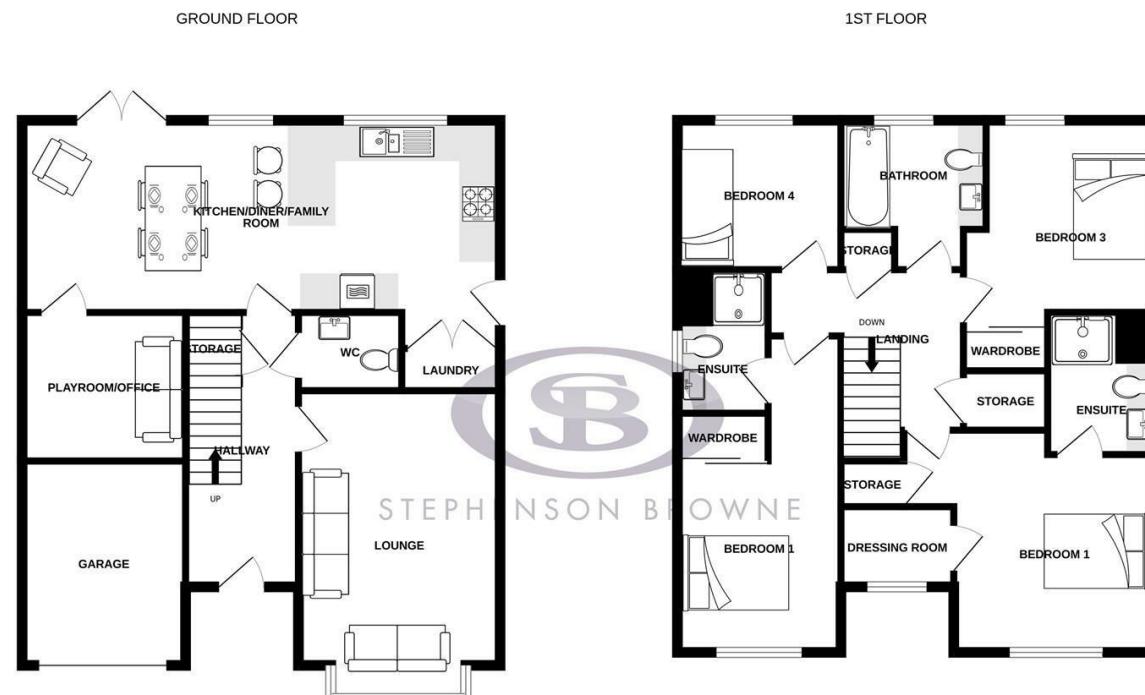
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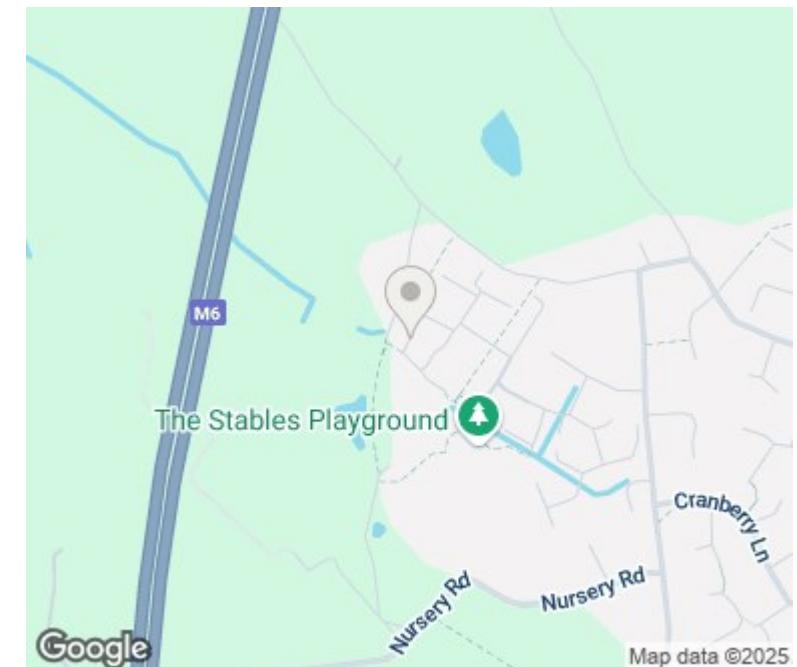
Floor Plan



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 fixtures 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	84	93
(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		

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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