



78 William Howell Way  
ST7 2BF  
£460,000



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STEPHENSON BROWNE

A stunning FOUR DOUBLE BEDROOM detached family home on the highly sought-after Scholars Place development in Alsager, offered for sale with no onward chain!

A simply magnificent executive detached family home built by David Wilson Homes to their fantastic 'Bradgate' design in 2020, which has since been further upgraded and improved by our current sellers to create an absolutely gorgeous family home.

An entrance hallway leads to a spacious lounge, separate study and a downstairs W/C, before opening into the full-width open-plan kitchen/dining/living space, which features a dining area, breakfast bar, stunning upgraded kitchen with a host of integrated appliances, which is a real focal point and central to this sizeable family home. The ground floor is completed via a very useful utility room.

Upstairs there are four double bedrooms, all of which benefit from fitted wardrobes, with the principal bedroom featuring an en-suite shower room, whilst the family bathroom features a bath with an overhead shower.

Off-road parking is provided via a tarmacadam driveway and a brick-built single garage (with an electric car charge point), but the real showstopper here is the rear garden, which has been carefully landscaped with lawned and porcelain patio areas to create a truly gorgeous outside space to relax and enjoy the best 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 simply gorgeous family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



## Entrance Hall

Composite front door, two ceiling light points, Amtico flooring, two radiators, storage cupboard.

## Downstairs W/C

5'0" x 3'1"

Amtico flooring, downlights, extractor fan, part tiled walls, radiator, W/C, corner pedestal wash basin.

## Study

9'0" x 7'5"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

## Lounge

15'0" x 11'11"

Fitted carpet, UPVC double glazed bay window and further UPVC double glazed window, two ceiling light points, two radiators.

## Open Plan Kitchen/Dining/Living Space

28'5" x 12'7"

Maximum measurements - Two UPVC double glazed window and recessed French doors opening into the rear garden, Amtico flooring, three radiators, downlights, sink with drainer, integrated AEG appliances including five ring gas hobs, cooker hood, double oven, dishwasher, fridge/freezer. Wine cooler, breakfast bar, storage cupboard.



## Utility Room

5'7" x 5'6"

Amtico flooring, composite rear door, ceiling light point, space and plumbing for appliances, radiator, gas central heating boiler, wall and base units provided storage, part tiled walls.



## Landing

Fitted carpet, ceiling light point, radiator, airing cupboard, loft access.

## Bedroom One

11'9" x 10'10"

Minimum measurements to Fitted Wardrobes - Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, fitted wardrobes.



## En-Suite Shower Room

7'0" x 5'8"

Vinyl laminate effect flooring, UPVC double glazed window, downlights, towel radiator, tiled walls, W/C, pedestal wash basin, shower cubicle.



## Bedroom Two

12'3" x 10'8"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.



### **Bedroom Three**

10'2" x 9'0"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

### **Bedroom Four**

10'8" x 9'0"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

### **Bathroom**

6'11" x 5'6"

Vinyl laminate effect flooring, UPVC double glazed window, downlights, radiator, part tiled walls, W/C, pedestal wash basin, bath with overhead shower.

### **Outside**

To the front of the property is a lawned frontage with shrubs and a tarmacadam driveway providing off-road parking. The simply stunning rear garden has been beautifully landscaped to create a sensational outdoors space, with porcelain patio and lawned areas, with shrubs and bedded areas. There is also a seating terrace with a pergola, offering a gorgeous and quiet area to relax and unwind, or entertain guests!

### **Garage**

A brick-built single garage with power and lighting, electric car charge point, up and over garage door.

### **Council Tax Band**

The council tax band for this property is E.

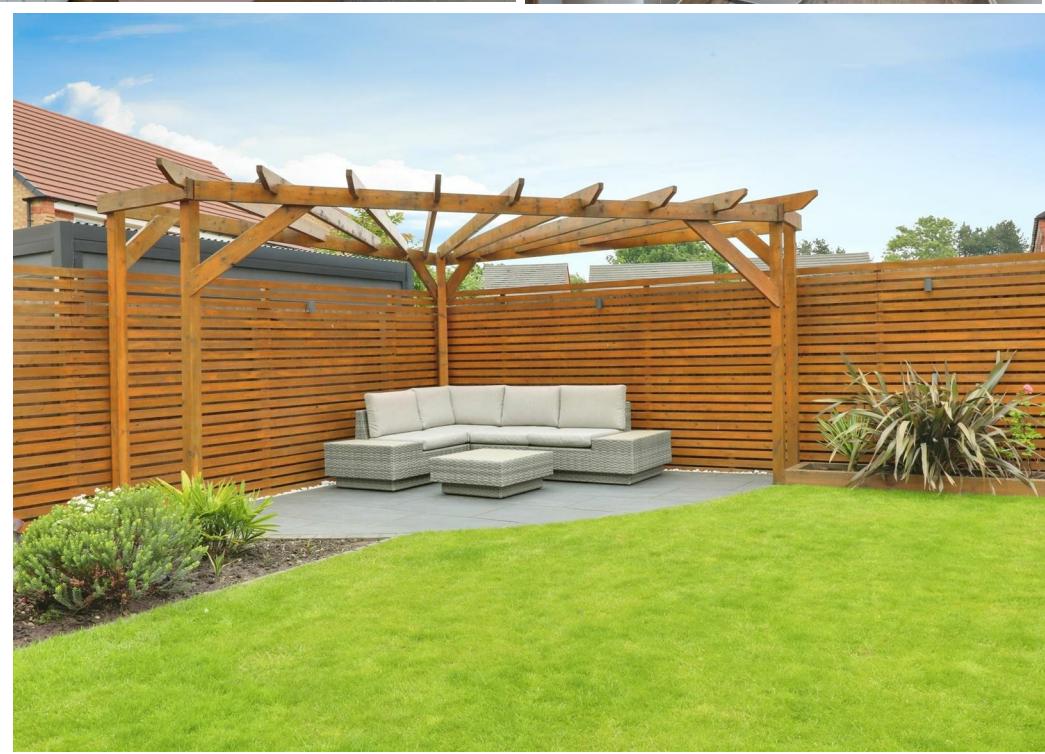
### **NB: Tenure**

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.

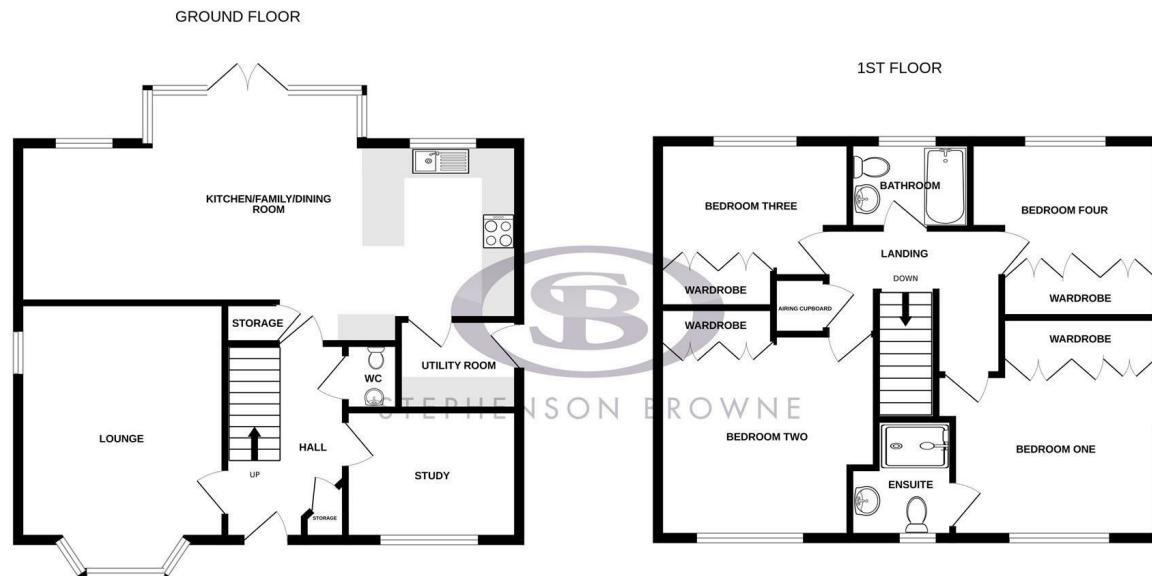
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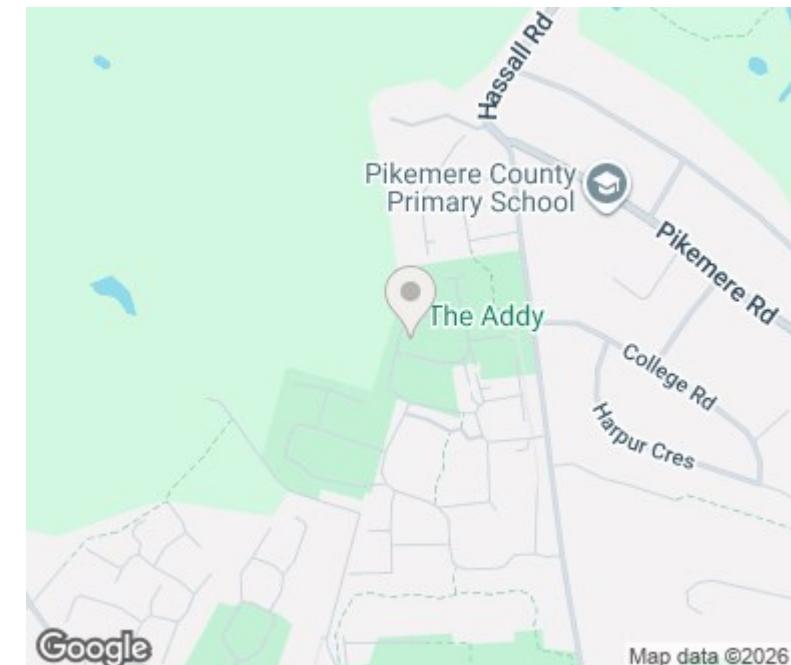


## Floor Plan



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	92
(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 <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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