

STEPHENSON BROWNE

Francis Jepson Close, Alsager

ST7 2ZQ

4 2 1 B

Offers Over £360,000

DESCRIPTION

A very well presented modern four bedroom detached family home positioned on a corner plot having side-by-side parking and a detached single garage, situated within a popular modern development close to schools and local amenities

A superb opportunity to purchase a stunning family home in a sought-after area close to Alsager town centre, offering well-proportioned accommodation throughout which makes fantastic use of the available space, as well a recently installed summer house in the back garden.

Built in 2024 to Wain Homes' 'Wren' design, the property has been very well cared for and improved by the current owners to create a simply gorgeous home, benefiting from solar panels for further efficiency (which are owned outright).

An entrance hall leads to the downstairs WC and lounge, with a sizeable kitchen/diner featuring a host of integrated appliances and French doors leading to the rear garden and having space for a sofa. Upstairs, there are four good sized bedrooms and a family bathroom, with the principal bedroom also benefiting from an en-suite shower room.

Ample off-road parking is provided via a tarmac driveway and a garage, whilst the delightful and fully enclosed rear garden features patio and lawned areas - ideal for families with children and/or pets!

Lawton Green is a sought-after development close to Alsager town centre, which benefits from excellent links to commuting routes such as the A34, A500 and M6. Several schools are nearby, including Church Lawton School, Alsager Highfields Foundation Primary School and Alsager School, whilst leisure













facilities such as Alsager Golf & Country Club are also within easy reach.

A beautiful and modern family home offering well planned accommodation throughout, contact Stephenson Browne to arrange your viewing.













ROOM DESCRIPTIONS

Entrance Hall
Composite entrance door having double glazed frosted insets. Single panel radiator. Telephone point. Doors to all rooms.

Downstairs WC
3'1" x 6'7"
Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin with mixer tap. Single panel radiator.

Lounge
18'3" x 11'6"
Double glazed bay window to the front elevation. Double glazed window to the side elevation. Two single panel radiators.

Kitchen Diner/Family Room
11'1" x 23'2"
Understairs storage cupboard. Double glazed bay window to the side and double glazed window to the rear elevations. Double glazed French doors opening to the rear garden. Double panel radiator. Range of wall, base and drawer units with work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated fridge freezer and dishwasher. Space for a washing machine. Integrated oven with gas hob and extractor canopy over.

First Floor Landing
Double glazed frosted window to the side elevation. Doors to all rooms. Loft access point. Double panel radiator.

Principal Bedroom
10'11" x 11'7"
Double glazed window to the front elevation. Single panel radiator. Door into:-

En-Suite
3'2" x 8'3"
Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a double shower cubicle with shower over. Heated towel rail. Double glazed frosted window to the side elevation.

Bedroom Two
9'6" x 9'3"
Single panel radiator. Double glazed window to the rear elevation.

Bedroom Three
6'10" x 11'5"
Single panel radiator. Double glazed window to the rear elevation.













Bedroom Four
9'4" x 6'8"
Single panel radiator. Double glazed window to the front elevation.

Externally
The property is positioned on a corner plot with lawned gardens to three sides and borders housing a variety of trees shrubs and plants. Dual width driveway providing off road parking leading to a single garage. To the rear, a paved patio area provides ample space for garden furniture. Mainly laid to lawn with walled and fenced boundaries. Outside tap. Outside light.

Garage
Up and over door to the front. Power and lighting.

Summer House
7'3" x 7'4"
Double glazed windows and double glazed French doors.

Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Council Tax Band
The council tax band for this property is E.

Freehold Tenure & Charges
Whilst we have been advised by our sellers that the property is freehold and an estate charge is payable to cover maintenance for the development of £____ per annum. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

NB: Copyright
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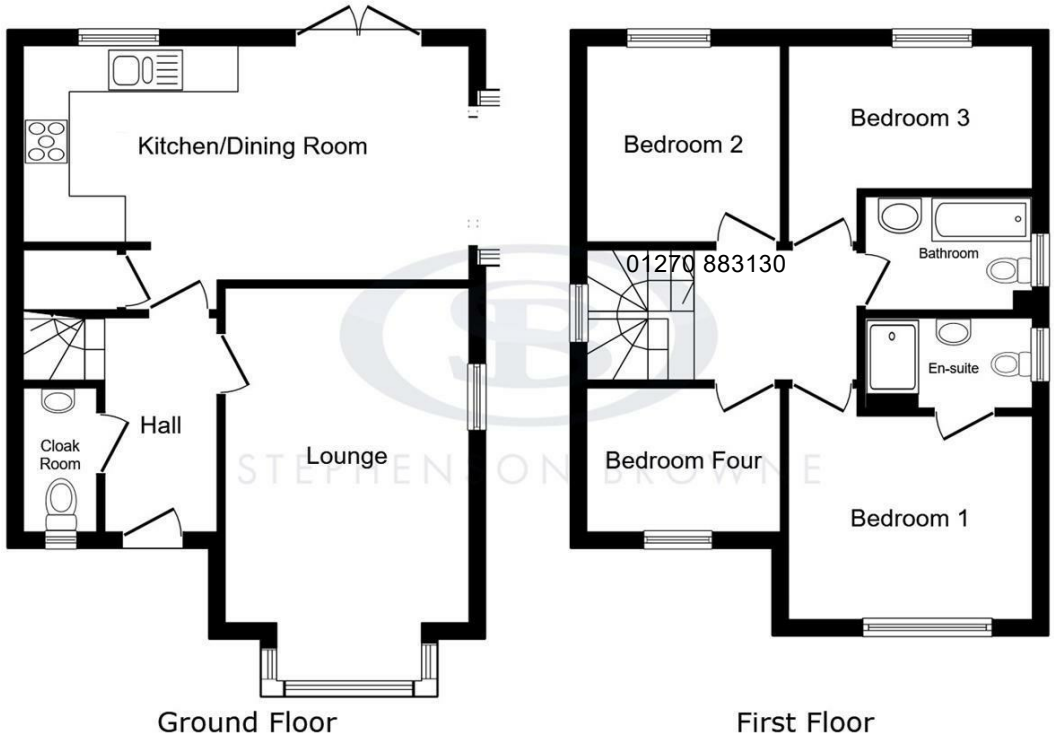






Floorplans

Francis Jepson Close

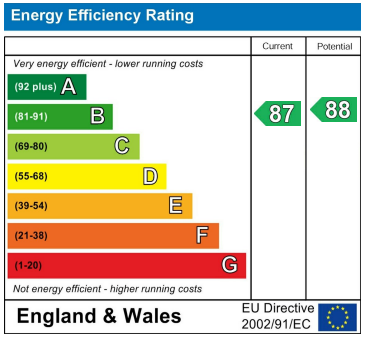


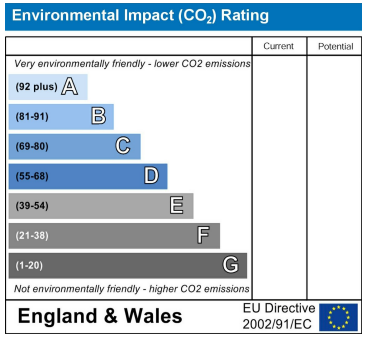
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



EPC Rating





Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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