

STEPHENSON BROWNE

Goss Place, Alsager

ST7 2LR

5 3 2

Offers Over £550,000

DESCRIPTION

Executive Living on an Exceptional Corner Plot

Occupying one of the largest plots on the development, this outstanding five-bedroom executive home delivers the perfect blend of space, style and versatility for modern family life. With a beautifully landscaped rear garden that extends far beyond expectations, complete with a dedicated office/summerhouse and entertaining terrace, this is a home designed to be enjoyed both inside and out.

The impressive accommodation begins with a welcoming hallway and continues into a superb lounge, where French doors open directly onto the garden. At the heart of the home is a striking open-plan kitchen/diner, fitted with contemporary high-gloss units, integrated appliances and French doors, creating a fantastic social space for family gatherings and entertaining guests. A separate utility room, downstairs WC and a versatile converted double garage provide valuable additional living space, ideal as a home office, gym, playroom or second sitting room.

Upstairs, five generously sized bedrooms are centred around an impressive galleried landing. The luxurious principal suite offers a dedicated dressing room and a stylish en-suite with both bath and separate













shower, while the guest bedroom benefits from its own en-suite facilities. Fitted wardrobes, a modern family bathroom and exceptional proportions throughout further enhance the appeal.

Situated in one of Alsager's most sought-after locations, Goss Place combines peaceful family living with outstanding convenience, offering easy access to the M6, A500, A34 and Alsager railway station, alongside highly regarded schools, sports facilities and local amenities.

*Please note, the freehold is available to purchase for approximately £5000.













ROOM DESCRIPTIONS

Entrance Hall
UPVc panelled entrance door having double glazed frosted insets. Single panel radiator. Understairs storage cupboard.

Lounge
24'3" into bay x 11'1"
Double glazed bay window to the front elevation. Double glazed French doors opening to the rear garden. Single and double panel radiators.

Dining Room
14'11" x 8'9"
Single panel radiator. Double glazed French doors opening to the rear garden. Opening into:-

Kitchen
11'9" x 11'11"
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 double oven with ceramic hob and extractor canopy over. Integrated dishwasher. Double panel radiator. Double glazed window to the rear elevation. Door into:-

Utility Room
5'2" x 6'7"
UPVc panelled door having double glazed frosted insets opening to the rear garden. Range of wall and base units with work surfaces over incorporating a stainless steel sink unit with mixer tap. Space for a washing machine and tumble dryer.

Downstairs WC
5'11" x 3'2"
Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin with mixer tap. Single panel radiator. Double glazed frosted window to the rear elevation.

Former Double Garage & Study
15'2" x 24'8"
Two double panel radiators. Double glazed window to the front elevation. UPVc panelled door having double glazed frosted insets opening to the rear garden.













First Floor Landing
Doors to all rooms. Loft access point. Storage cupboard housing the hot water cylinder. Double glazed window to the side elevation.

Principal Bedroom
15'11" x 11'1"
Two double glazed windows to the front elevation. Single panel radiator. Door into:-

Dressing Room
6'5" x 6'0" to robes
Single panel radiator. Double glazed window to the front elevation. Fitted wardrobe with hanging rail and shelving. Door into:-

En-Suite
7'11" x 9'1"
Four piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and a double shower cubicle with shower over. Partially tiled walls. Double glazed frosted window to the rear elevation. Single panel radiator. Shaver point. Inset spotlighting.

Bedroom Two
12'2" x 9'6"
Double glazed window to the side elevation. Single panel radiator. Fitted wardrobes with hanging rail and shelving.

Bedroom Three
10'4" x 11'1"
Single panel radiator. Double glazed window to the front elevation.

Bedroom Four
11'1" x 10'6"
Single panel radiator. Double glazed window to the side elevation.

Bedroom Five
8'10" x 11'4"
Double glazed window to the rear elevation. Single panel radiator.

Family Bathroom
7'6" x 6'2"
Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with mixer tap. Partially tiled walls. Double glazed frosted window to the rear elevation. Heated towel rail. Inset spotlighting.













Externally
To the front of the property is a brick-paved driveway providing ample off-road parking for multiple vehicles, whilst the larger-than-average rear garden includes lawned, patio, artificial lawn and decked areas with a seating terrace, as well as a useful office/summerhouse.

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

Leasehold Tenure & Charges
We have been advised that the property tenure is Leasehold with a lease term of 90 annual ground charge of £432. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright
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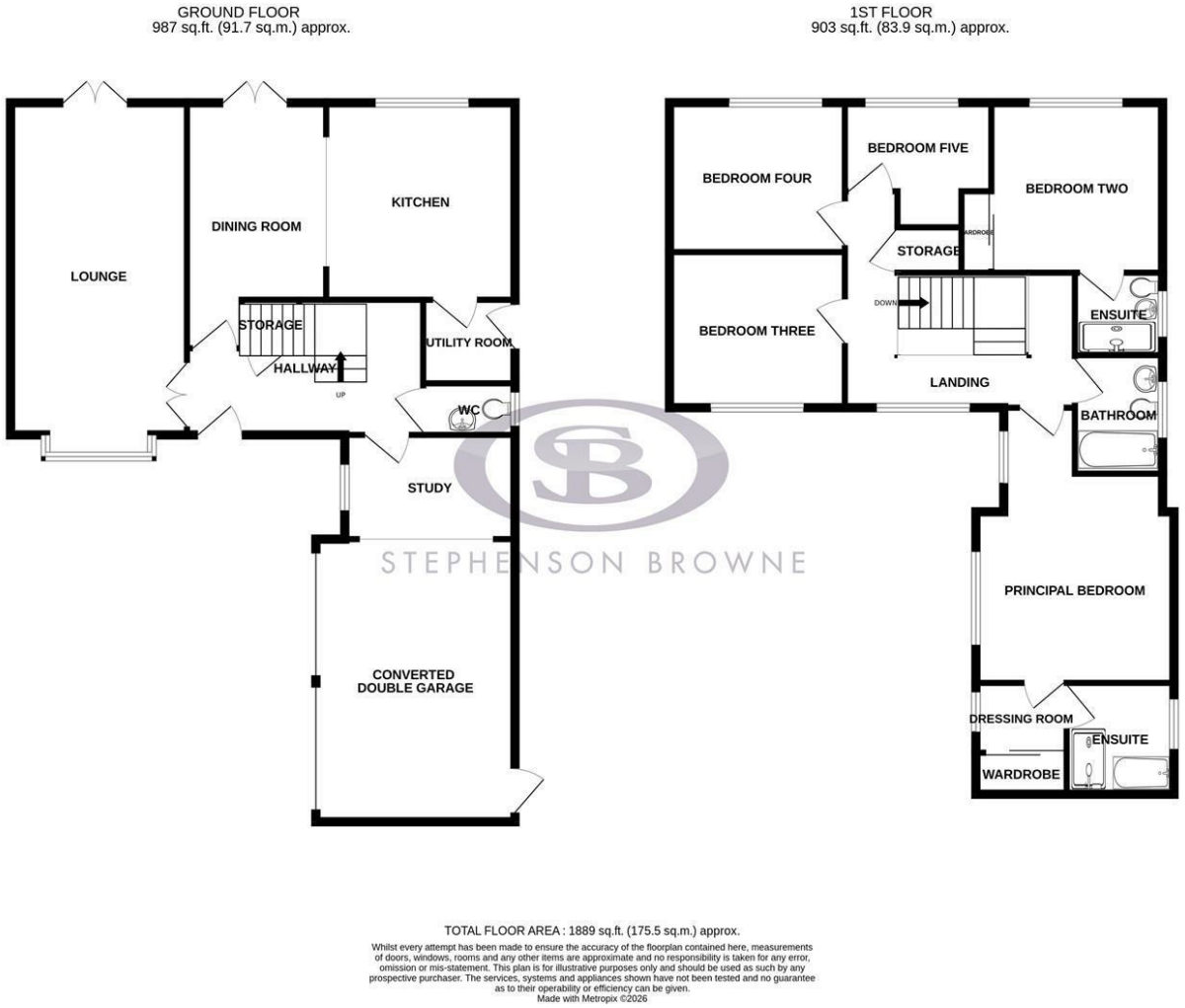


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Viewing

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

Floorplans



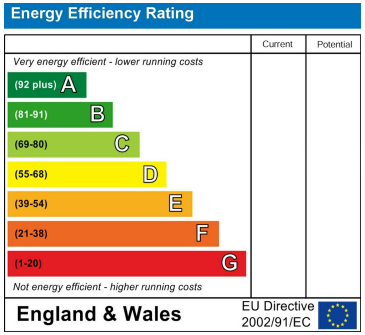
TOTAL FLOOR AREA : 1889 sq.ft. (175.5 sq.m.) approx.

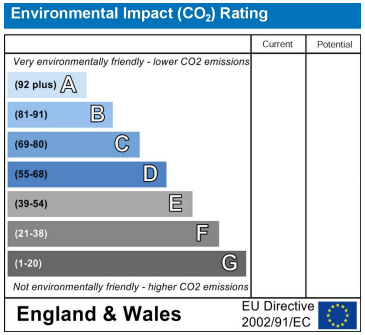
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



EPC Rating





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