



Leicester Avenue, Alsager, ST7 2BS.
£550,000

Whittaker Est. 1930
& Biggs

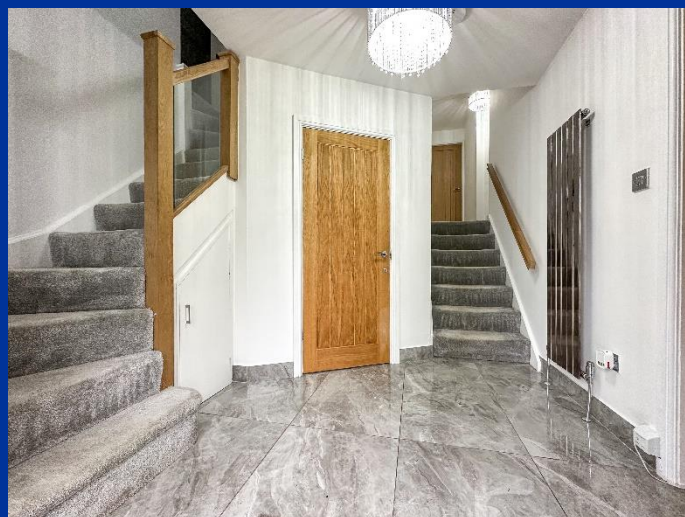
Leicester Avenue, Alsager, ST7 2BS.

This modern detached home is like no other within this price range and location! An exceptional home with a double extension to create a unique family home with split level, versatile accommodation set over three levels, including 7 BEDROOMS, 4 RECEPTION ROOMS, 3 BATHROOMS plus an impressive sized open plan kitchen.

The no expense spared approach to this property also extends to its frontage, with its modern on trend rendered exterior and contrasting anthracite windows and door, which creates an impressive frontage with instant curb appeal, coupled with a generous sized block paved driveway having double metal gates permitting access for plentiful parking. There's also an electric car charging port.

The layout is well designed with versatility in mind. The bedrooms are divided into two separate sleeping quarters, accessible via a dual glass and oak staircase including access to a separate luxurious master suite with a glorious freestanding bath, all within the impressive sized master bedroom. This is in addition to the adjoining luxurious en suite with its walk in shower cubicle. This elegant room style is one that is usually found within the most luxurious and individual of houses and is a fantastic feature of the home.

The living quarters are just as impressive with an elevated lounge that overlooks the games room via an oak glazed balcony & staircase. This room is extremely versatile adjoining the relaxed extended lounge and dining room via double opening fully glazed doors. From the games room is the 7th bedroom which could also be utilised as a spacious home office.



The kitchen is well designed and equipped with on trend units, luxury granite worktops with incorporating breakfast bar and an open plan layout, perfect for entertaining with its relaxed lounge & dining areas coupled with an inviting modern style wood burning stove, offering the perfect accompaniment during those winter months.

Leading off from the kitchen is yet another extended reception room. This room has fully opening bifold doors giving immediate access to the composite decked patio.

The patio also overlooks the lawned gardens which are of a generous size with attractive feature borders. There is also a covered timber pergola which has electrics for a hot tub which is available subject to separate negotiation.

The phase viewing essential is completely appt for this individual home and is certainly imperative to take in the extensive accommodation which could easily accommodate two blended families or those looking to create annex accommodation due to its extensive layout and versatility.

Entrance Hall

Grey marble tiled flooring. Chrome tall standing radiator. Composite modern style front entrance door with full length central glazed panel with matching obscured glass side panels. Oak & glass dual staircase giving access to two separate bedroom quarters.

Lounge 18' 9" x 12' 0" (5.72m x 3.66m)

Having UPVC bow shaped window to the front aspect, coving to ceiling. Feature fireplace with electric fire, wall mount point for TV. Staircase with glazed panelling giving access down into

Dining Room/ Pool Room 9' 4" x 14' 0" (2.85m x 4.27m)

Having coving to ceiling, radiator, wall mount for TV point. Double doors with full length glazed panels giving access into the open plan lounge & dining room.

Ground Floor Bedroom 7.

14' 1" x 8' 11" (4.28m x 2.73m)

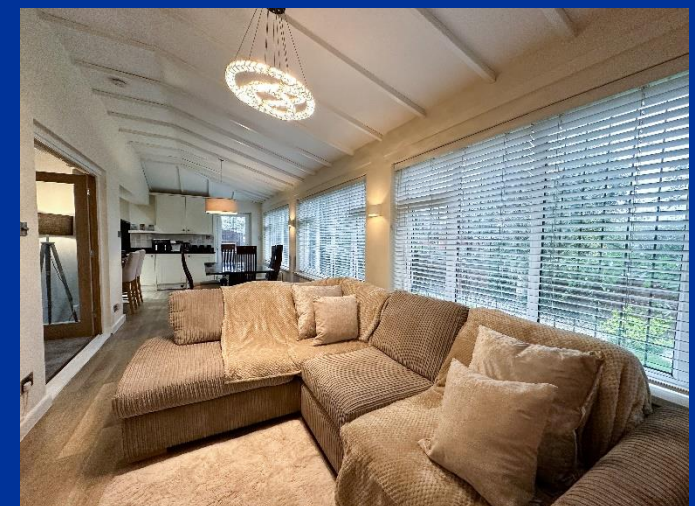
Having UPVC double glazed window to the side aspect, coving to ceiling, radiator. Wall mount for TV point.

Open Plan Relaxed Lounge And Dining Room 29' 8" x 8' 10" (9.04m x 2.68m)

Having partially vaulted ceiling with white painted beams, wall mount for TV point defined lounge area with corner set modern cast-iron wood burning stove set upon a black granite hearth. UPVC double glazed windows to the rear aspect Defined dining area opening into kitchen. UPVC double glazed side entrance door given access to the rear patio. Radiator, Karndean flooring running continuously through to the kitchen.

Breakfast Kitchen 15' 7" x 10' 5" (4.74m x 3.18m)

4.74 m extending to 7.31 into the adjoining dining area. Having a range of on trend wooden fronted units in white with contrasting luxurious black granite worksurface over with incorporating breakfast bar having seating for two. Space for a double width Range style cooker with a range master double black extractor fan over with matching matte black splashback. Glazed display units, integral wine cooler, additional wine rack. Inset Franke 1 1/2 bowl stainless steel unit with mixer tap over with inscribed granite drainer. Niche for an American style Fridge freezer, integral Bosch microwave. Recessed LED lighting to ceiling, integral washing machine and tumble dryer. Splashback tiling and granite upstands. Opening into the adjoining family room.



Garden Room 14' 11" x 11' 4" (4.54m x 3.45m)

Having bifold double glazed doors to the rear aspect onto the composite decked patio. Chrome modern tall standing radiator, tiled floor, wall mount for TV point.

First Floor Landing

having access to loft space.

Family bathroom 6' 5" x 7' 5" (1.95m x 2.25m)

Having a modern suite with shower bath having a dual thermostatically controlled shower with fixed rainfall, chrome showerhead and detachable shower with extractor fan over. Waterfall style mixer tap to bath with fixed shower screen. Vanity wash hand basin with water fall style mixer tap over & grey gloss drawers below. WC, black heated towel radiator. Tiled floor, niche with inset shelving, recess LED lighting to ceiling. Double mirrored cupboard with linen storage. Also housing Baxi gas fired, central heating boiler.

Master Suite 14' 5" x 16' 5" (4.40m x 5.00m)

Into wardrobe. Having built in mirrored wardrobes with sliding doors. Luxurious freestanding modern bath with floor mounted chrome mixer tap and shower attachment, set upon marble effect gloss tiled flooring. UPVC double glazed bay window to the front aspect, radiator . TV wall mount point.

En-suite To Master 6' 8" x 8' 4" (2.02m x 2.54m)

Having grey marble effect tiled floor with matching splashback tiles. Modern open shower cubicle with fixed glass shower screen with chrome rainfall style showerhead and separate detachable shower being thermostatically controlled. Wall mounted wash and basin with chrome mixer tap over, WC, chrome tall standing radiator. Recess LED lighting to ceiling, fixed LED illuminated mirror.

Bedroom Two 14' 10" x 11' 4" (4.51m x 3.46m)

Having UPVC leaded double glazed window to the rear aspect, radiator. Built in triple wardrobe. Wall mount for TV point.

Shower Room

Having grey marble effect tiled floor with contrasting tiles to the shower area. Modern open shower cubicle with fixed glass shower screen with chrome rainfall style showerhead and separate detachable shower being thermostatically controlled. Wall mounted wash and basin with chrome mixer tap over, WC, white tall standing radiator. Recess LED lighting to ceiling, fixed LED illuminated mirror.

Bedroom Three 15' 0" x 9' 7" (4.56m x 2.93m)

into wardrobe. Having UPVC double glaze window to the front aspect. Radiator, fitted wardrobes with white sliding doors with and hanging rails.

Bedroom Four 14' 1" x 8' 10" (4.29m x 2.70m)

Upvc Leaded double glazed window to the rear aspect. Radiator. Wall mount for TV.

Bedroom Five 11' 0" x 9' 6" (3.36m x 2.89m)

Having leaded UPVC double glazed window to the rear aspect. Radiator, wall mount for TV. Wall Vent.

Bedroom Six 10' 7" x 7' 4" (3.22m x 2.23m)

Having a leaded UPVC double glaze window to the rear aspect. Radiator.

Landing

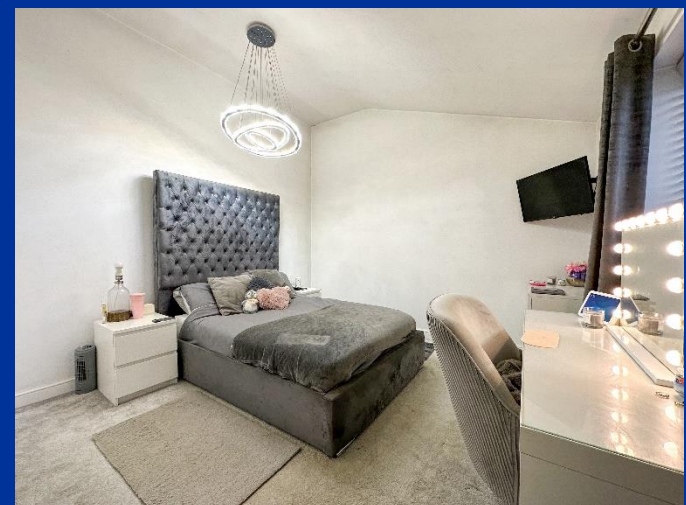
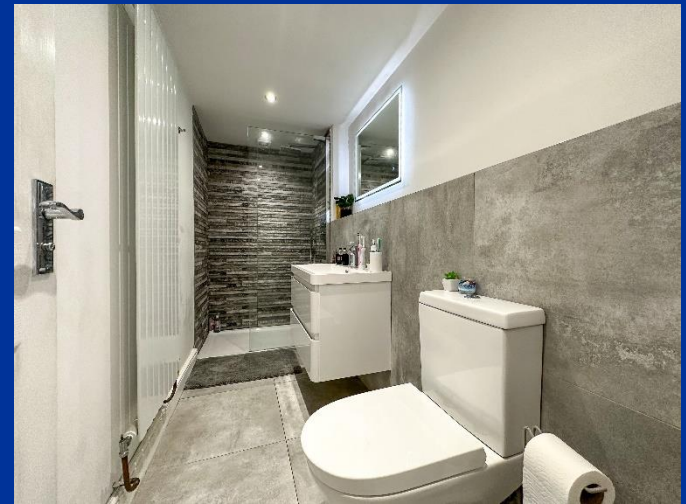
Recessed lighting. UPVC double glazed window to front aspect.

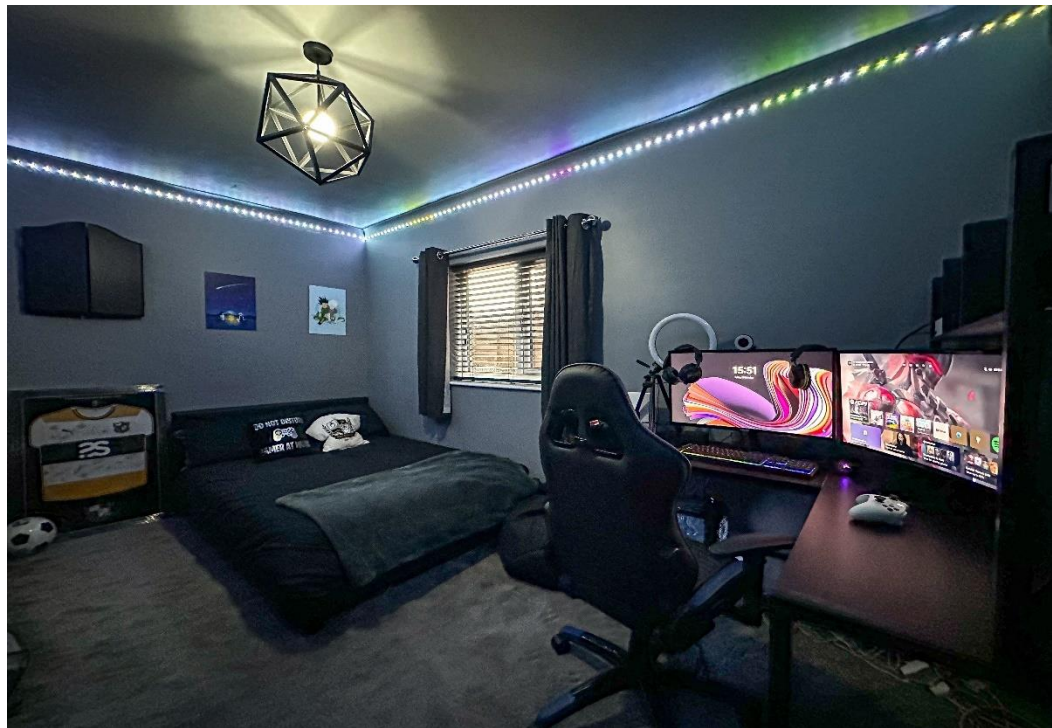
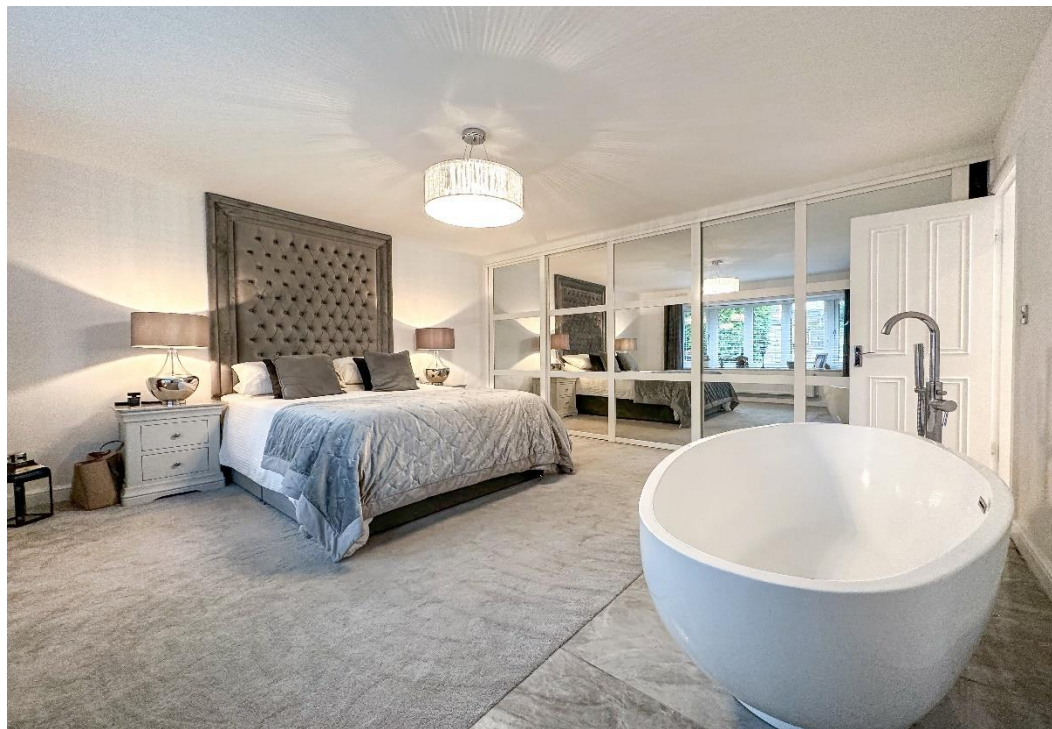
Note:

Council Tax Band: E

EPC Rating: C

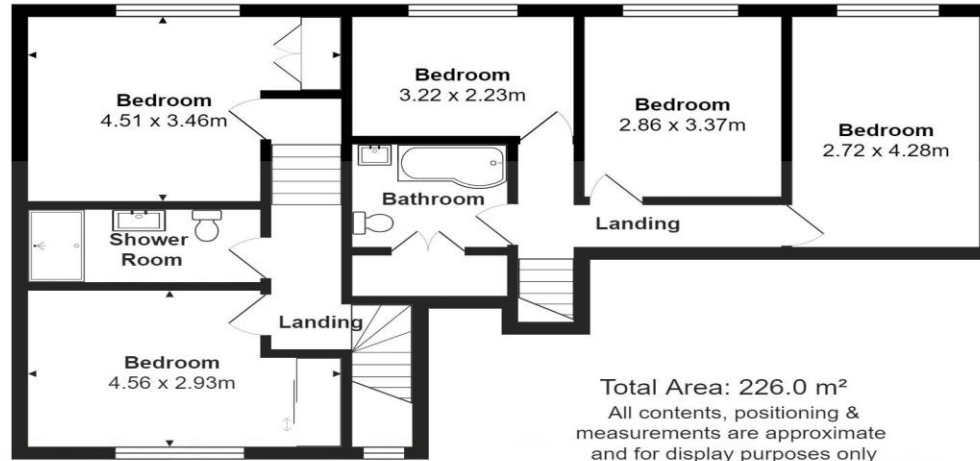
Tenure: believed to be Freehold



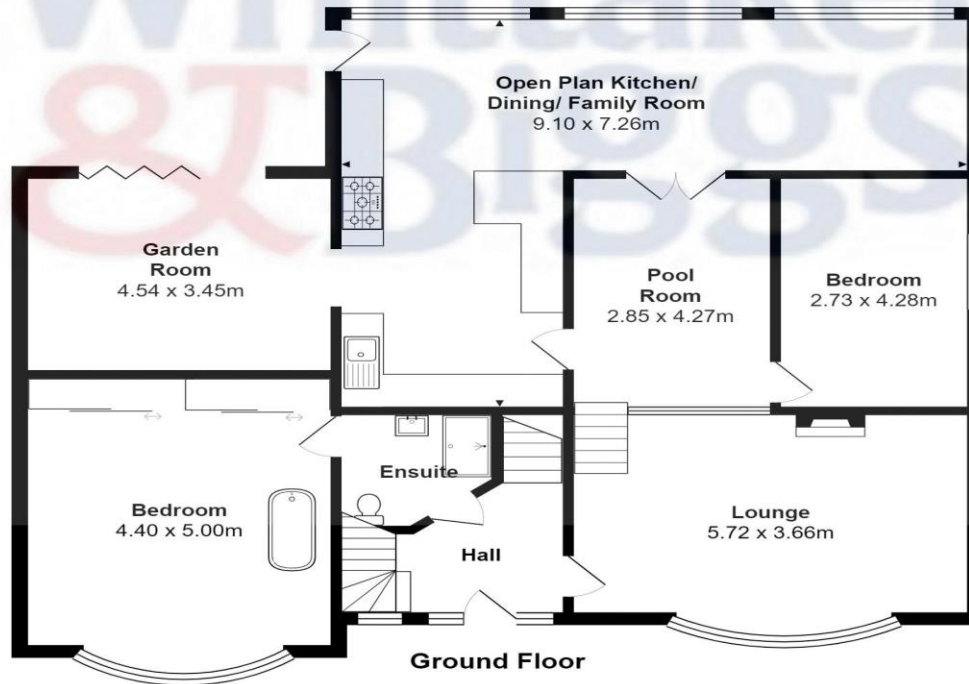




First Floor



Total Area: 226.0 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed





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