



Birch Hayes Nursery Road

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STEPHENSON BROWNE

HIGH SPECIFICATION, FABULOUS COUNTRY LIVING SET IN APPROXIMATELY FIVE ACRES - A simply stunning, detached family bungalow situated on a sizeable plot with adjoining field, enjoying a private, secluded position within the confines of Oakhanger. The property has been comprehensively updated and improved by the current owners to an exceptional standard with internal inspection revealing well planned accommodation of deceptive proportions throughout and in excellent decorative order!

Accompanying the bungalow are a wealth of features to note, some of which include: a spacious and welcoming entrance hall with vaulted ceiling, a large lounge with contemporary fireplace (the perfect place to relax!), a fabulous open plan kitchen/dining/family room ideal for those who love to entertain, complete with a range of high-gloss units and extensive granite working surfaces, plus breakfast island & kitchen peninsula, picture windows & bi-folding doors to the family/dining area opening out onto the extended patio, a separate utility with matching units and work surfaces to the kitchen, a handsome guest WC plus a useful side porch. This particular bungalow has three exceptionally well proportioned bedrooms, all of which enjoy luxury en-suite bath & shower facilities that have been finished to an exemplary specification, a credit to the current owners.

Externally, the property sits on a plot extending to approximately 4.85 acres with secure gated access, a number of mature lawns, an enclosed vegetable plot with adjoining agricultural field, a large detached garage, a music studio with additional music room & craft studio.

To fully appreciate the property's appealing position, overall plot size and superb finish, call us today to find out more and book your viewing of this wonderful, wonderful home!

Accommodation

Having a covered porch with tiled flooring, contemporary wall light, external power point and a composite panelled door with double glazed panes and feature window above which opens into:

Entrance Hall

With vaulted ceiling, wood effect Karndean flooring, contemporary vertical radiator, oak internal doors throughout, door into:

Study

6'6" x 5'4" (1.990 x 1.629)
Used currently as an office/hobby space with three wall lights, a range of built-in office furniture and storage cupboards.

Lounge

26'6" x 17'3" (8.091 x 5.262)
Having spotlighting, coving, feature wall mounted TV point, a panoramic inset feature fire, double glazed window to side elevation, three double glazed windows to rear and a built-in cupboard with data point and plenty of shelving.

Open plan Kitchen/Diner

41'2" x 20'7" (overall) (12.561 x 6.291 (overall))

Kitchen Area

With inset spotlighting, double glazed window to side elevation, two double glazed windows to rear, Karndean wood effect flooring, a comprehensive range of high gloss wall, base and drawer units having extensive, solid granite working surfaces over and incorporating inset Franke sink with chef-style mixer tap and cupboard below. Integrated twin Baumatic ovens, a four ring Baumatic induction hob with granite splashback and extractor canopy over. Space and plumbing for American style fridge freezer, integrated dishwasher, three decorative pendant lights with granite breakfast bar and space for stools below. Two double panelled radiators, a wall mounted TV point, coving, a number of larger cupboards and kitchen island with further storage, granite working surfaces and wine chiller.

Family/Dining Area

A truly superb entertaining space, having decorative feature pendant light, inset spotlighting, coving, two large picture windows overlooking the rear garden and continuation of the wood effect Karndean flooring from the kitchen area plus composite bi-folding doors, opening out onto the patio area.





Cloakroom

With access to loft space via loft hatch, double glazed window to rear elevation, pendant light, chrome heated towel rail and wood effect Karndean flooring, a low level W.C., vanity hand wash basin with ceramic bowl sink, chrome mixer tap, granite counter tops and storage below.

Utility Room

11'5" x 5'10" (3.492 x 1.791)

With inset spotlighting, coving, range of cupboards and working surfaces matching kitchen with stainless steel sink and chef-style mixer tap. Space and plumbing for washing machine, space for under counter further white goods, radiator and door into:

Side Porch

7'0" x 5'7" (2.135 x 1.715)

Double glazed frosted window to side elevation, spotlighting, porcelain tiled flooring, continuation of high gloss units and granite working surfaces. UPVC panelled door to rear.

Inner Hall

With doors to all rooms, inset spot lighting and coving. A useful walk-in storage cupboard/wardrobe with ample shelving and door opening into:

Bedroom One

15'0" x 13'11" (4.581 x 4.254)

An extremely generous bedroom that can easily accommodate a super king sized bed having pendant light, double glazed window to front elevation, ample power points, radiator, coving, two wall lights, TV point. Door into:

En-suite

With double glazed frosted window to rear, inset spot lighting, coving, two chrome heated tile rails, travertine tiled flooring and white three piece suite comprising of low level push button W.C. with concealed cistern, 'his and hers' porcelain bowl hand wash basin with free standing chrome mixer taps and tiled counter top, an inset jacuzzi style bath with chrome mixer tap and travertine tiled surround.

Bedroom Two

18'3" x 17'7" (into recess) (5.563 x 5.375 (into recess))

A spacious second double room having two pendant lights, coving, double glazed window to front elevation, ample power points, double panelled radiator, TV point, door into:

En-suite

With porcelain tiled flooring with complimentary tiled walls, inset spotlighting, extractor point, coving, double glazed frosted window to front elevation, chrome heated towel rail. Low level, push button W.C. with pedestal hand wash basin, chrome mixer tap and illuminated vanity mirror above. Bath with tiled surround, chrome mixer tap and hand held shower attachment, separate walk in shower cubical with glazed opening doors housing a integrated rainfall shower being fully tiled where visible.

Bedroom Three

17'10" x 15'6" (5.443 x 4.726)

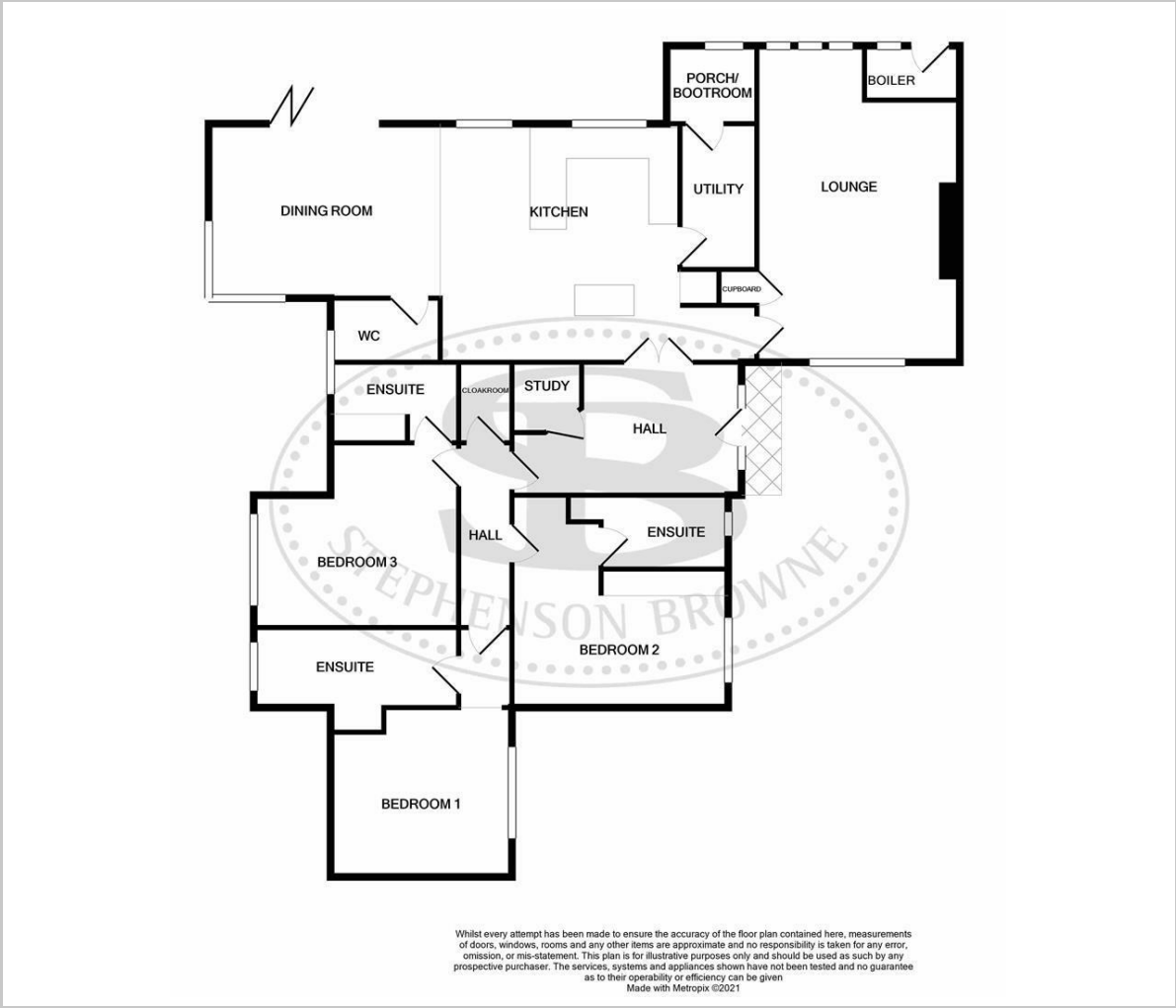
An exceptionally large third double bedroom with ceiling light with fan, wood effect flooring, double glazed window over looking the rear garden, inset spotlighting, coving, ample power points, double panelled radiator, door into:

En-suite

With double glazed frosted window to rear, double panelled radiator, tiled flooring with complimentary wall tiling throughout, inset spotlighting, extractor and coving. Three piece suite comprising of low-level wc, vanity hand wash basin with ceramic bowl, mixer tap and cupboard below plus a bath with mixer tap and tiled splashback.



Floor Plan



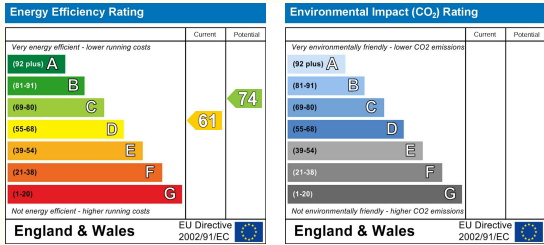
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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