



6, The Coach House Lawton Hall Drive

ST7 3BG

Guide Price £425,000



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STEPHENSON BROWNE

This stunning looking property is located within the historical Lawton Hall Estate and has been built to very high and exacting standard. The internal specification of the property is extremely high with quality fixtures and fittings including a Siemens Kitchen and HansGrohe/Villeroy & Boch bathrooms. Briefly the accommodation comprises; fantastic dining hall, perfect for entertaining, large lounge, family room/study, dining kitchen, w/c, four good sized bedrooms, two en-suite shower rooms and a family bathroom. The rear offers a well laid out landscaped garden with access to the park which is for the exclusive use of the residents of Lawton Hall. A block paved driveway provides parking leading to the integral garage. These magnificent lifestyle purchases were constructed and converted by Gleeson Homes to an exceptional standard, with the very best use of available natural light and space. Lawton Hall Estate is a historical development, which is formed from the original Lawton Hall and includes 88 acres of woodland and a lake. The estate won the prestigious What House Gold Award in 2005 and offers a lifestyle like no other in the area. The communal grounds offer a secure and safe haven for children to play. The electric gated entrance to the estate ensures that traffic is kept to a minimum and only residents and their visitors can enter or leave. Viewings are highly recommended!

Accommodation

Having a wooden panelled entrance door with double glazed light above opening into:

Dining Hall

18'0"x14'11" (5.49mx4.55m)

With stairs to first floor, wood effect flooring throughout, built-in store cupboard, coving, double glazed sash window to front, radiator, door into:

Family Room/ Study

12'1" x 9'11" (3.707 x 3.031)

With double glazed sash window to front, coving, wood effect flooring, telephone point.

Living Room

16'8" x 10'10" (5.100 x 3.307)

With coving, two radiators, TV point, telephone point, double glazed sash window to rear elevation, a feature fireplace having black granite hearth housing a game living flame effect stove.

Dining Kitchen

24'0" x 9'7" (7.332 x 2.936)

With inset spotlights, coving, a range of wall, base and drawer units having Corian style working surfaces over incorporating a one and a half bowl sink/drain unit, under counter lighting, integrated hob with splashback and extractor, radiator, tiled flooring, panelled door to rear garden, integrated oven and microwave oven, integrated fridge & freezer, two double glazed sash windows to rear, door into:

WC

With ceramic tiled floor with decorative half wall tiling, extractor point, radiator, low level WC and a wall mounted hand wash basin.

First floor Landing

With doors to all rooms, coving, inset spotlights, radiator a storage cupboard housing a freestanding gas boiler, door into:

Bedroom One

14'5" x 10'10" (4.408 x 3.314)

With inset spotlights, coving, double glazed sash feature window to front, radiator, TV point, telephone point, door into:





En-suite

With inset spotlights, double glazed porthole window to front, shaver point, ceramic tiled flooring, heated towel rail and a white three piece suite comprising of: A low level WC, wall mounted hand wash basin with chrome mixer tap, a walk-in Jacuzzi shower cubicle with glazed sliding door.

Bedroom Two

12'6" x 10'9" (3.816 x 3.300)

With double glazed sash window to rear, radiator, a range of built-in bedroom furniture, door into:

En-suite

With extractor point, double glazed frosted sash window to rear, inset spotlights, shaver point heated towel rail, a white three piece suite comprising of: A low level WC, vanity hand wash basin with mixer tap, a walk-in shower cubicle with glazed opening door housing a wall mounted mixer shower.

Bedroom Three

17'11" x 8'10" (5.469 x 2.705)

With access to loft space via loft hatch, two double glazed sash windows to front elevation, two radiators, telephone point.

Bedroom Four

12'2" x 9'9" (3.718 x 2.990)

With double glazed sash window to rear, radiator, ample power points.

Bathroom

5'5x9'10 (1.65mx3.00m)

With double glazed sash window to rear elevation, extractor, heated towel rail and a white three piece suite comprising of: A low level WC, a wall mounted hand wash basin with chrome mixer tap, a panelled bath with inset mixer tap, glazed shower screen and integrated chrome mixer shower over.

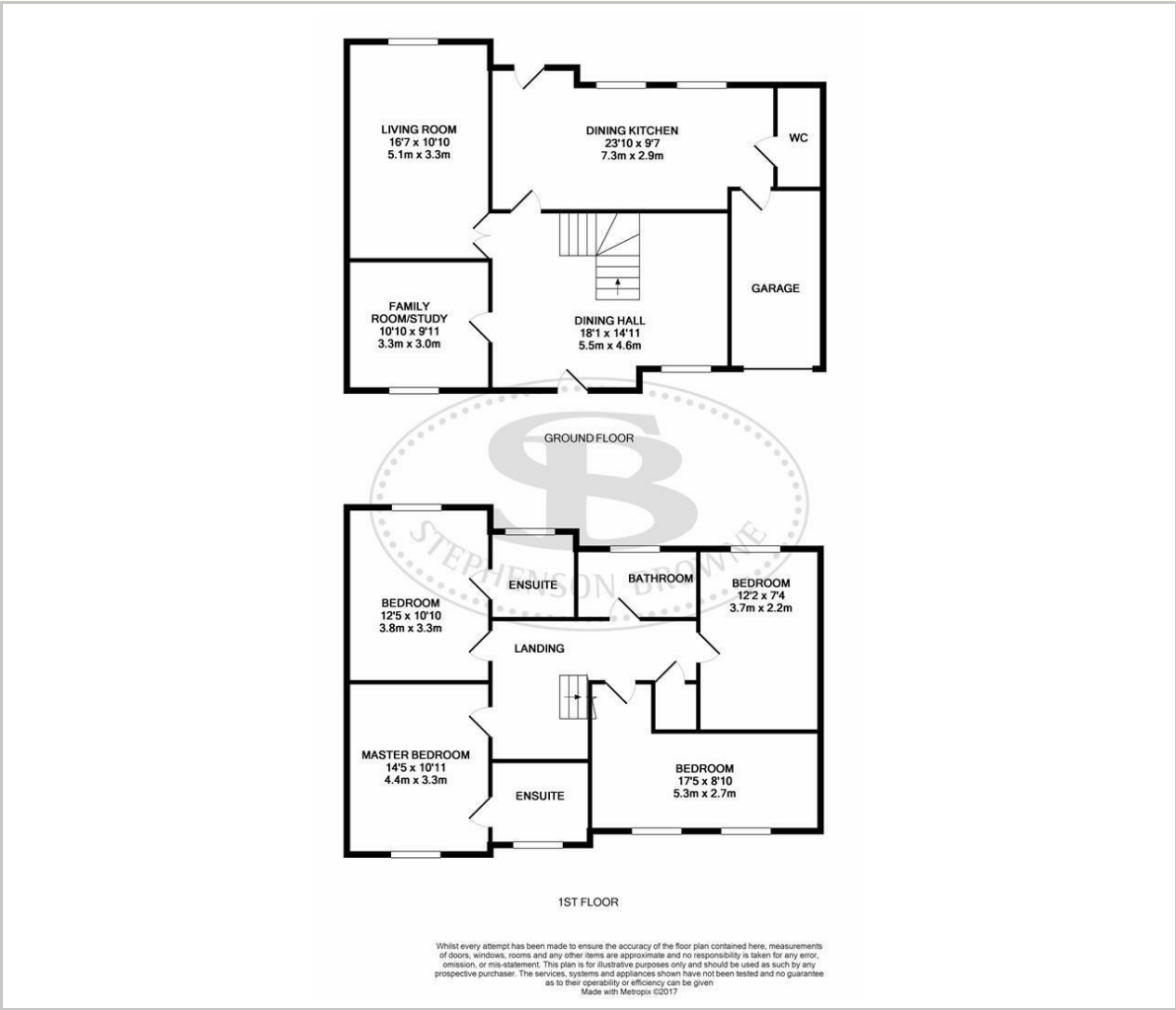
Garage

16'3" x 8'4" (4.957 x 2.559)

With electric single up and over door, power, lighting.



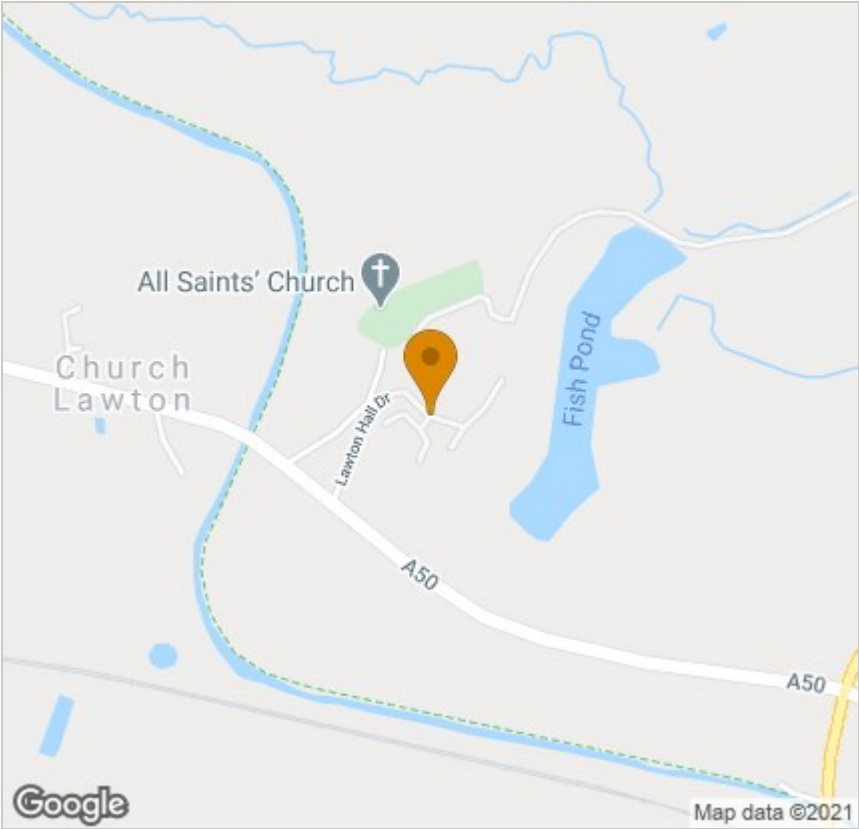
Floor Plan



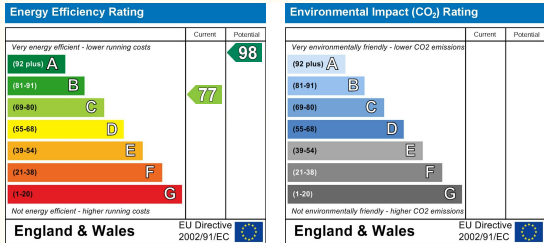
Viewing

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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