



**21 Baxter Close  
Alsager, ST7 2HN**

**Offers in excess of £285,000**



Here at Carters, we are proud to introduce to the market this exceptional, beautifully appointed modern family residence, enviably positioned within one of Alsager's most desirable locations.

From the moment you step inside, the home exudes quality. You are welcomed into a spacious and elegantly presented lounge, offering the perfect setting for both relaxed family living and entertaining. To the rear, the impressive dining kitchen forms the true heart of the home — a superbly designed space with generous proportions and contemporary finishes. French doors open onto the rear garden, flooding the room with natural light and creating a seamless transition between indoor and outdoor living. A stylish ground floor W.C. completes the thoughtfully designed accommodation.

Upstairs, the sense of space and luxury continues. Three generously sized bedrooms provide comfortable and versatile living, with the principal bedroom benefitting from a sleek and well-appointed en suite. The remaining bedrooms are served by a stunning three-piece family bathroom, finished to an exceptional standard with modern fittings and elegant detailing.

Externally, the property offers a private driveway providing off-road parking for two vehicles. The rear garden has been attractively landscaped, predominantly laid to lawn and complemented by a feature pond and a patio terrace — an ideal setting for al fresco dining and summer entertaining.

Immaculately presented throughout and still benefitting from its new homes builder's certificate, this outstanding home offers both style and peace of mind in equal measure. Early viewing is essential to truly appreciate the quality, finish, and enviable lifestyle on offer.

# 21 Baxter Close

Alsager, ST7 2HN

Offers in excess of £285,000



## Entrance Hallway

Composite double glazed entrance door to the front elevation.  
Access to the stairs. Radiator.

## Living Room

15'10" x 10'6" (4.83m x 3.20m)  
UPVC double glazed window to the front elevation.  
Radiator. TV aerial point.

## Kitchen / Dining Room

11'8" x 17'3" (3.56m x 5.26m)  
UPVC double glazed window to the rear elevation. UPVC double glazed french doors to the rear elevation.  
Modern fitted kitchen with a range of wall, base and drawer units and laminate work surfaces. Stainless steel sink. Built in electric oven. Built in four ring gas hob. Built in extractor hood. Space for a fridge freezer. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Under stairs storage cupboard. Radiator. Vinyl flooring.

## W.C

UPVC double glazed window to the side elevation.  
Pedestal wash hand basin with a tiled splashback. Mid level w.c. Radiator. Towel rail. Vinyl flooring.

## Stairs and Landing

UPVC double glazed window to the side elevation.  
Built in airing cupboard. Built in storage cupboard.

## Bedroom One

11' x 9'9" (3.35m x 2.97m)  
UPVC double glazed window to the front elevation.  
Radiator.

## En Suite

Shower enclosure, pedestal wash hand basin and a mid level w.c. Recessed ceiling down lighters. Extractor fan. Fully tiled walls. Chrome heated towel rail. Vinyl flooring.

## Bedroom Two

10'11" x 9'2" (3.33m x 2.79m)  
UPVC double glazed window to the rear elevation.  
Radiator.

## Bedroom Three

7'9" x 8'5" (2.36m x 2.57m)  
UPVC double glazed window to the rear elevation.  
Access to the loft which is partially boarded and has a ladder. Radiator.

## Bathroom

UPVC double glazed window to the side elevation.  
Panel bath with a shower over. Pedestal wash hand basin. Mid level w.c. Recessed ceiling down lighters. Extractor fan. Fully tiled walls. Chrome heated towel rail. Vinyl flooring.

## Externally

Externally, the property benefits from a driveway to the front providing off-road parking for two vehicles. Gated side access leads through to the rear garden.

The rear garden has been attractively landscaped and is predominantly laid to lawn, complemented by a feature pond and an Indian stone patio terrace — creating an ideal setting for al fresco dining and summer entertaining. A children's swing is included in the sale. There is also an outside tap and a double power socket conveniently positioned to the side of the property.

## Additional Information

Freehold. Council Tax Band C.

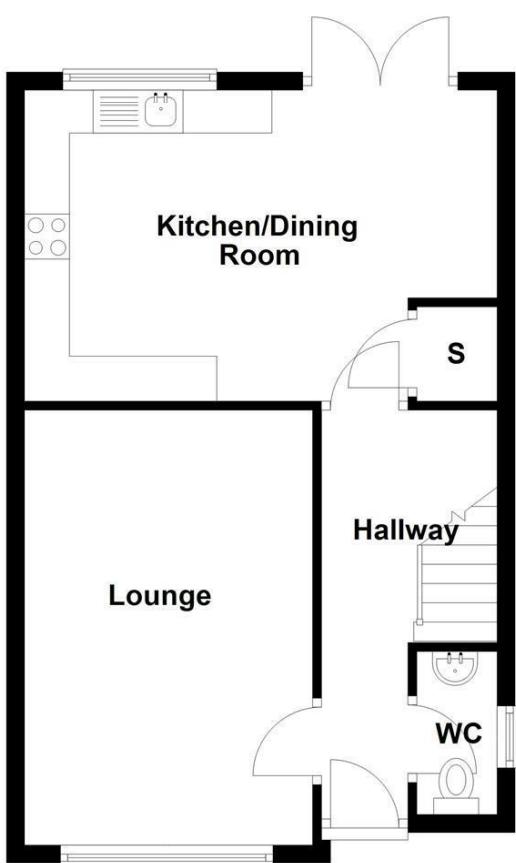
Total Floor Area: 947 Square Foot / 88 Square Meters.

Annual Service Charge of Approx £60 (to cover communal areas and roads).

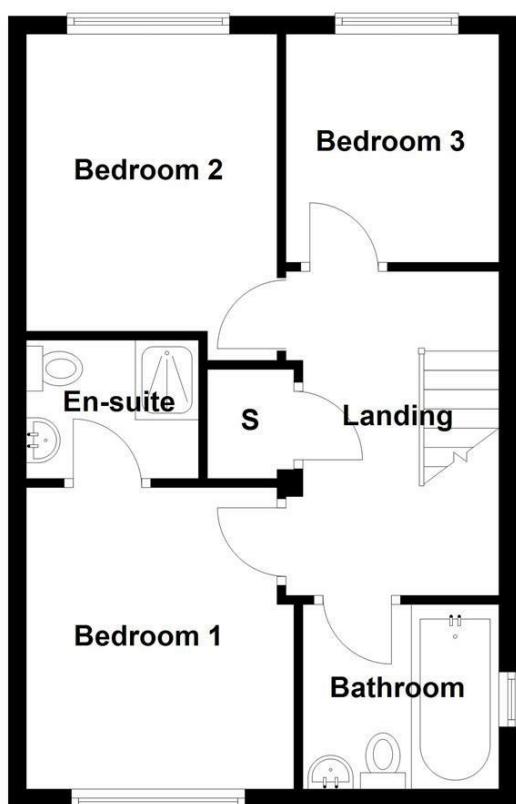
## Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

## Ground Floor



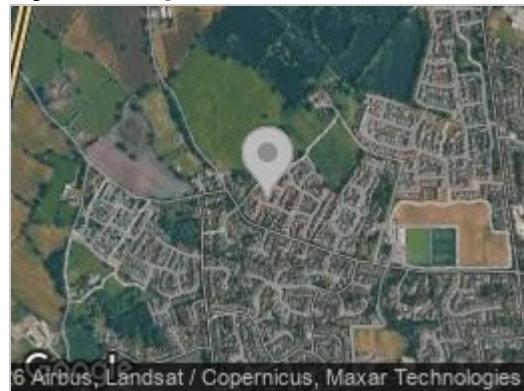
## First Floor



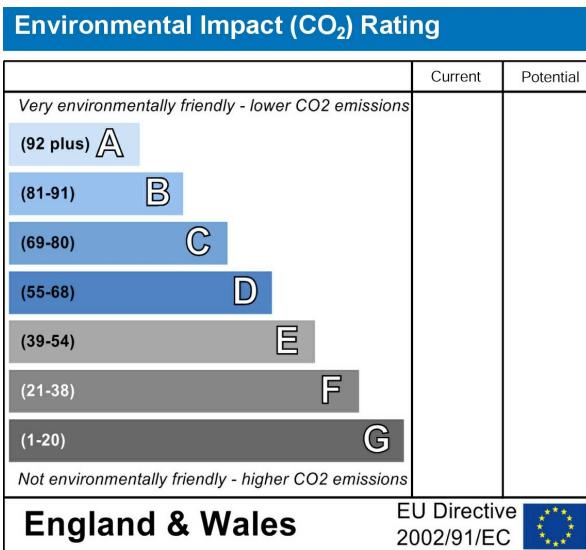
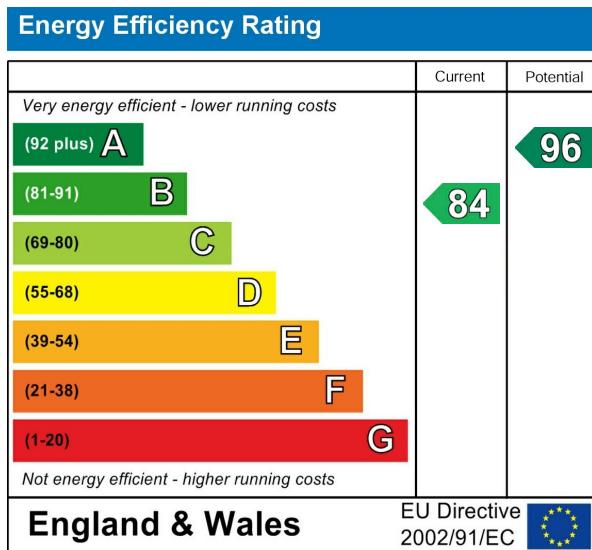
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.