



## 2 Mount Pleasant Road, Scholar Green, Cheshire, ST7 3LX

£495,000

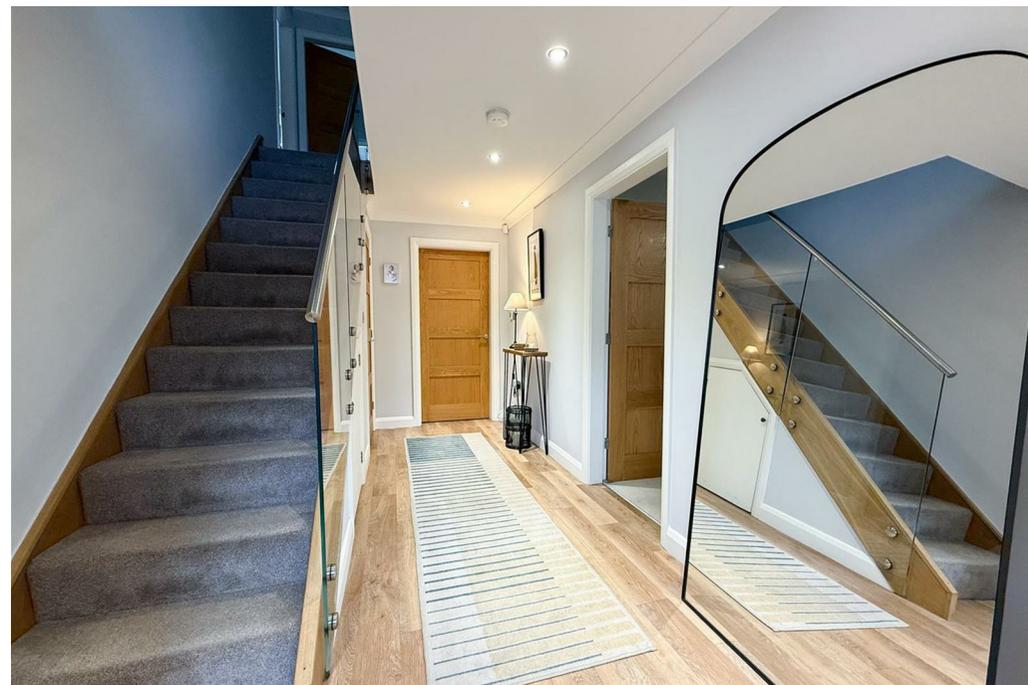
- Immaculately Presented Four Double Bedroom Detached Home
- Built To A High Specification
- Family Sized Lounge Including Wood Burning Stove
- Generous Open Plan Living / Dining Kitchen Equipped With On Trend Units
- Two Ensuite Shower Rooms & Family Bathroom
- Underfloor Heating Throughout
- Landscaped Gardens Sat On A Corner Plot
- Enviably Village Location With Countryside Views
- Integrated Garage With Electric Garage Door & Private Off Road Parking
- Additional Gravelled Driveway To The Side With Private Gates

## 2 Mount Pleasant Road, Scholar Green ST7 3LX

This impressive four double bedroom detached home, crafted by an independent local builder, delivers a standout blend of modern design principles, quality finishes, and generous proportions throughout. Set behind two driveways and framed by landscaped wraparound gardens, the property immediately sets a high bar for presentation and lifestyle appeal.



Council Tax Band: D



Stepping inside, the spacious entrance hall establishes the tone of the home with its contemporary glass and oak gallery staircase and underfloor heating that runs across both the entirety of the ground and first floors. The hallway also provides direct internal access to the integral garage, complete with an electric door offering clear scope for conversion into a gym, office or additional living zone should future needs require it. A ground-floor cloakroom/WC adds further practicality, located just off the hallway.

The lounge is an inviting retreat, anchored by a log burning stove that brings warmth and character, creating a calm, comfortable environment ideal for relaxed evenings. To the rear, the exceptional open-plan dining kitchen showcases modern living at its most effective. High quality, on-trend cabinetry, premium integrated appliances and an incorporating breakfast bar form the heart of the space, while the defined dining and seating areas sit beneath soft recessed lighting and benefit from full-width bi-folding doors. These open directly onto the private rear garden, creating a seamless indoor-outdoor experience perfectly suited to entertaining or simply enjoying peaceful views across the patio and lawns.

The first floor continues to impress, with a spacious gallery landing that reinforces the home's architectural style. Four double bedrooms offer generous accommodation, and the layout includes two stylish en-suites alongside a well-appointed family bathroom, giving three high-spec bathrooms in total. The design and quality finish throughout deliver a sense of cohesion and comfort across every room.

Externally, the garden has been thoughtfully landscaped to maximise enjoyment across the seasons, with a paved patio, neat lawns and richly stocked borders adding texture and colour. The additional side garden, currently utilised as a potting and kitchen garden, provides further versatility for families with small children. There is additional parking to the side which could house a caravan or motorhome if required. With both a front and side driveway, the property comfortably supports multi-vehicle households.

Only after appreciating the home's design and internal specification does the location further elevate its appeal. Positioned in the Mount Pleasant area of Mow Cop, the property enjoys enviable access to rural walks and nearby canal paths, providing a genuine countryside lifestyle. Local towns including Biddulph, Kidsgrove and Sandbach are all within easy reach for day-to-day amenities, and the M6 is readily accessible via Sandbach, offering convenient connectivity north and south for commuting or travel.

This is a home that delivers a compelling combination of craftsmanship, comfort and contemporary living, supported by a peaceful yet well connected setting, a turnkey opportunity for buyers seeking quality without compromise.

#### **Storm Canopy**

Recessed LED downlights. Courtesy lighting.

#### **Entrance Hall**

Having an oak front door. Under stairs storage cupboard. Recessed chrome LED downlights. Coving. Four panel interior oak doors. Underfloor heating.

#### **Lounge**

16'6" x 12'9"

Having a UPVC double glazed bay window to the rear Recessed fireplace with a granite hearth housing a multi fuel stove. Coving to ceiling. Multi media connections. Underfloor heating.

#### **Living Kitchen/Diner**

9'4" x 36'5"

Having a large open plan kitchen with a defined living / dining space in front, UPVC double glazed bi-folding doors, UPVC double glazed window to the rear aspect and a UPVC frosted double glazed door to the side aspect. An extensive range of white high gloss wall, drawer and base units (with moulded handles) having a white 'Corian' style work surfaces over incorporating a twin bowl stainless steel sink unit with chrome mixer tap over, Integrated four ring induction hob, stainless steel extractor hood, electric oven, microwave, warming drawer and wine cooler, integral fridge/ freezer and dishwasher.

Recessed chrome ceiling downlights, Coving. Connections for a wall mounted television. Underfloor heating.

#### **Cloakroom**

Having a modern suite comprising of a low level WC and vanity basin. Recessed chrome LED downlights. Extractor fan. Underfloor heating.

#### **Integrated Garage/Utility**

Integrated single garage with plastered flooring, resin flooring and an electric roller door. White high gloss base and wall units with work surfaces that incorporate a stainless steel sink and splash-backs. Power and lighting.

Pressurised gas central heating boiler.

#### **Gallery Landing**

Large gallery landing with a glass and oak balustrade, UPVC double glazed window, Coving to the ceiling, recessed chrome LED downlights. Access to roof void. Storage cupboard. Four panel internal oak doors. Underfloor heating.

#### **Master bedroom**

45'11" x 43'4"

Having a UPVC double glazed window to the front aspect ,coving to the ceiling. Built in wardrobe. Underfloor heating. Access to the Ensuite.

#### **En-suite**

Having a UPVC frosted double glazed window. Modern three piece white suite comprising of a low level WC with push flush, wall hung dark grey gloss vanity unit incorporating a basin, walk in double enclosure with a thermostatic shower. Extractor fan. Recessed chrome ceiling downlights. Chrome ladder style heated towel rail. Fully tiled walls and a tiled floor with underfloor heating.

### **Bedroom Two**

Having a UPVC double glazed window. Built in wardrobe. Underfloor heating. Access to the Ensuite.

### **En-suite**

Having a modern three piece white suite comprising of a WC, high gloss vanity unit with basin and an double enclosure with a thermostatic shower. Extractor fan. Recessed chrome ceiling downlights. Chrome ladder style heated towel rail. Fully tiled walls and a tiled floor with under floor heating.

### **Bedroom Three**

12'0" x 9'6"

Having a UPVC double glazed window to the rear aspect. Built in wardrobe. Underfloor heating.

### **Bedroom Four**

9'8" x 9'8"

Having a UPVC double glazed window to the rear aspect. Coving. Underfloor heating.

### **Family Bathroom**

Having a UPVC frosted double glazed window to the rear aspect . Modern three piece white suite comprising of a low level WC, white high gloss vanity basin and a panel bath. Recessed chrome ceiling downlights. Chrome ladder style heated towel rail. Vinyl flooring with underfloor heating.

### **Externally**

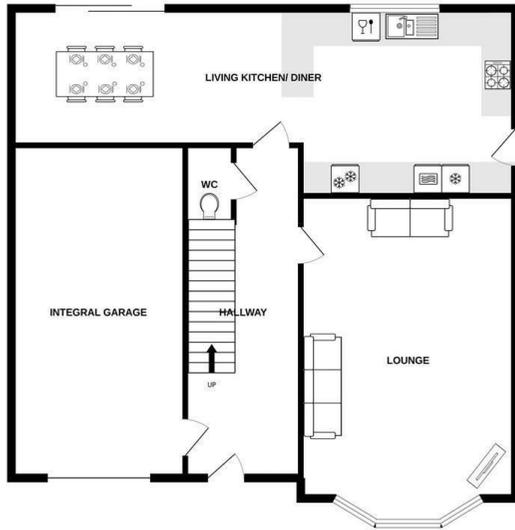
Outside, there is a tarmacadam driveway providing ample off road parking and additional parking via timber double gates which is suitable for caravan, boat or motor home.

The larger than average enclosed gardens extends to the side of the property with a mainly laid to lawn having borders with an array of mature plants and shrubs whilst benefiting from a spacious Indian stone flagged patio area.

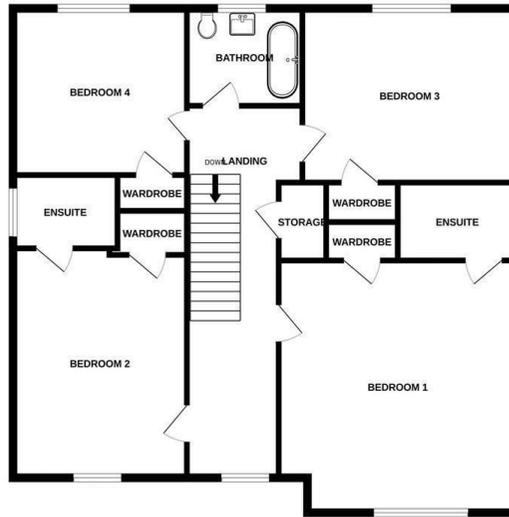




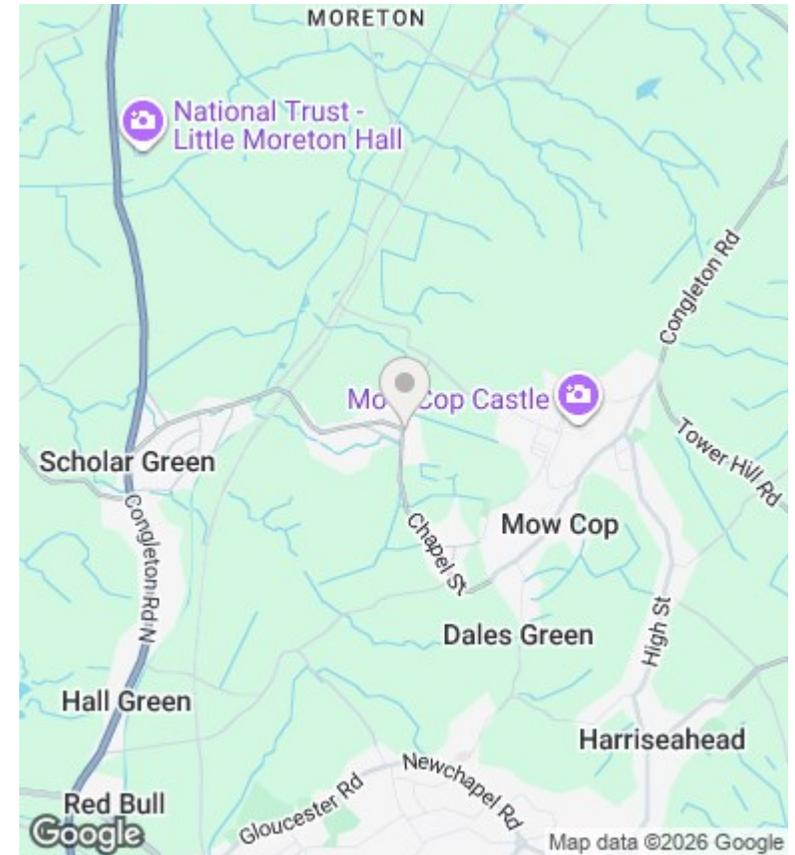
GROUND FLOOR



1ST FLOOR



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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## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

D

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 91        |
| (81-91) <b>B</b>                            | 83                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |