



**GASCOIGNE
HALMAN**

4 CONISTON CLOSE, GREAT WARFORD, ALDERLEY
EDGE

THE AREAS LEADING ESTATE AGENT



4 CONISTON CLOSE, GREAT WARFORD, ALDERLEY EDGE

An executive, four bedroom detached family home, situated in a quiet cul-de-sac location within this popular modern development. Thoughtfully extended by the current owners, offering accommodation presented to the highest possible standard.

The property is situated in a convenient yet peaceful location with easy access to Knutsford, Wilmslow and Alderley Edge village which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-City links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.





DESCRIPTION

This stunning detached family home has been the subject of a comprehensive program of extension and improvement during the current vendors ownership. Creating a fabulous contemporary home which is presented to the highest possible standard and boasts stylish and contemporary living space which offers highly versatile accommodation throughout and blends contemporary open plan living space with functional, flexible sleeping arrangements.

In brief the accommodation comprises; entrance hall, downstairs WC, lounge with feature fireplace, family room/study, open plan family/dining room with bi-fold doors to the rear garden, recently installed kitchen with extensive range of high quality fitted appliances, granite worktops and centre island. Finally a generous utility room completes the ground floor accommodation.

To the first floor there is a generous master bedroom with recently installed en-suite bathroom. The second bedroom also benefits from an en-suite shower room. There are two further bedrooms and a well presented family bathroom to this floor.

Outside to the front there is landscaped front gardens with feature box hedging. A large Indian stone driveway providing parking and access to the double garage. To the rear, there are pleasant beautifully maintained gardens with raised well stocked beds, lawn area and generous Indian stone patio area, ideal for outside dining.

DIRECTIONS

SAT NAV: SK9 7WD

TENURE

Freehold

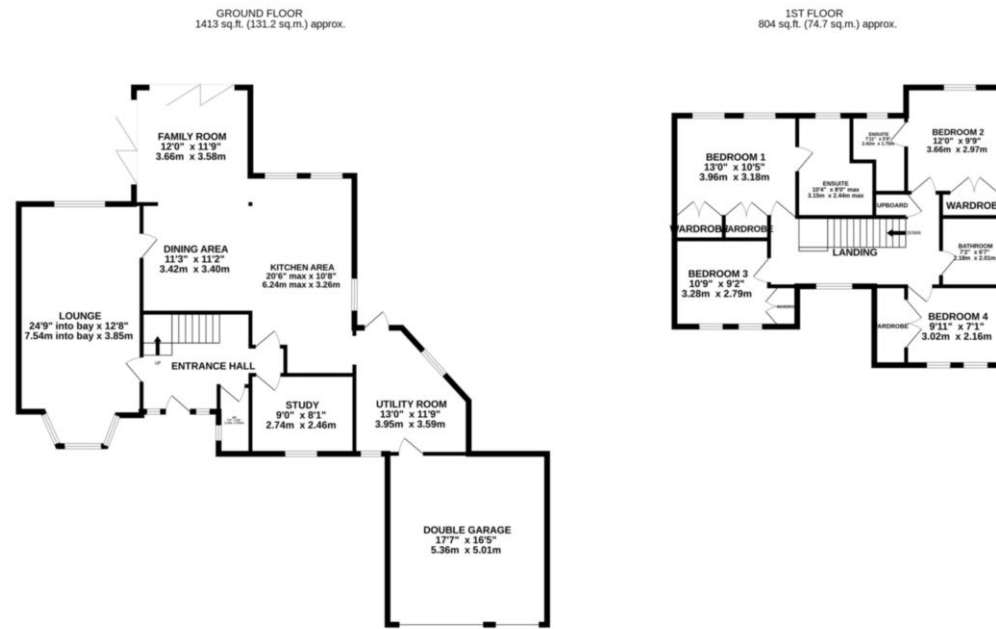
LOCAL AUTHORITY

Cheshire East County Council. Tax Band: G.

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 2217 sq.ft. (206.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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