



**GASCOIGNE  
HALMAN**

12 DEVONSHIRE DRIVE, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT



## 12 DEVONSHIRE DRIVE, ALDERLEY EDGE

**Thoughtfully extended and refurbished to a high standard this four-bedroom family home offers stylish accommodation, with open plan living space, low maintenance gardens and is located within a popular residential area of Alderley Edge.**

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.





## DESCRIPTION

An extended and refurbished four double bedroom linked detached family home situated in a well-regarded residential area within close proximity of Alderley Edge village. Remodeled with consideration by the current owners the accommodation boasts a stunning open plan family dining kitchen with access to Southerly facing rear gardens that is bound to appeal to all.

In brief the accommodation comprises an entrance porch with double doors leading to a reception hall with a striking oak staircase with glazed balustrade. Further, double doors provide access to the family dining kitchen, which is equipped with high-quality units and integrated appliances. A spacious breakfast bar offers informal dining which is complemented further by bi-fold doors leading to the garden. A further key feature of this room is a double-sided gas fire shared with the lounge. Additional amenities on this floor include a utility room, downstairs WC, and study/gymnasium.

To the first floor, four double bedrooms await, with the master boasting a recently installed en-suite. A well-appointed family bathroom serves the remaining bedrooms.

Outside, a block-paved driveway provides parking, while the rear garden boasts a large patio accessed directly from the kitchen, perfect for outdoor dining. A low-maintenance lawn area and fenced enclosure complete the garden.

## DIRECTIONS

SAT NAV: SK9 7HT

## LOCAL AUTHORITY

Cheshire East County Council

## TAX BAND

Band: E

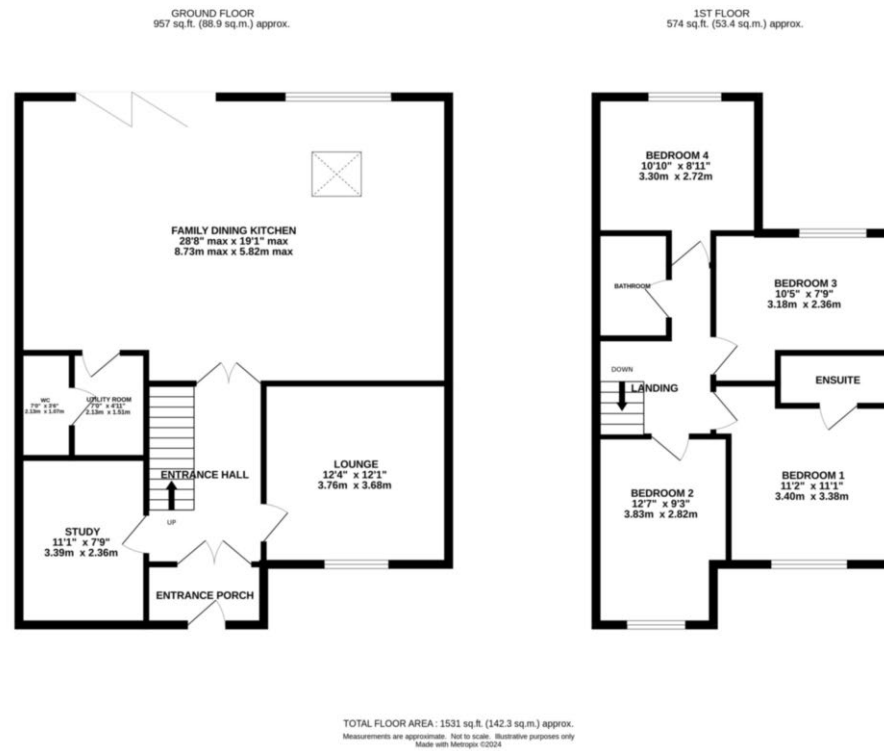
## TENURE

Leasehold. 943 years remaining. Ground rent xxx

## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



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