



**GASCOIGNE
HALMAN**

14 EATON DRIVE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



14 EATON DRIVE, ALDERLEY EDGE

A substantial, well-presented family home situated at the heart of large gardens extending to 0.3 acres (approx.) and located in this highly regarded residential area within close proximity of Alderley Edge Village.

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

14 Eaton Drive is an expansive four-bedroom detached family home, offering over 2,400 square feet (approx.) of living space. Positioned at the heart of a 0.3 acre plot, this residence is located in the desirable residential area of Alderley Edge, just a short distance from the village amenities. This much-loved family home has been meticulously maintained and thoughtfully extended over the years, resulting in a well-appointed and spacious living environment.

As you step through the front door, you are greeted by an inviting entrance hall, which includes a convenient downstairs WC. The heart of the home is the large, open-plan family dining kitchen, featuring a recently installed kitchen equipped with sleek silestone worktops, a central island unit, and an array of high-quality integrated appliances. Adjacent to the kitchen, a practical utility room provides additional space for household tasks.

The principal reception area is both spacious and versatile, with a large lounge/dining room that is bathed in natural light from windows on both sides. This room is perfect for family gatherings and entertaining guests. Additionally, there is a highly adaptable family room with expansive glazed sliding doors that open out to the garden. This room is plumbed for an ensuite facility, offering exciting potential for ground-floor living arrangements, ideal for a dependent relative or a teenager. Completing the ground floor is a sizable double garage, providing ample storage and parking space.

To the first floor, you will find the generous master bedroom, featuring floor-to-ceiling glazing that floods the room with light, built-in wardrobes, and a generous ensuite bathroom with additional storage space. The three remaining bedrooms are all well-proportioned doubles, each with built-in wardrobes, ensuring ample storage for the whole family. A family bathroom serves these bedrooms, providing a functional space for daily routines.

Externally, the property is surrounded by beautifully landscaped gardens. The front of the property boasts a large block-paved driveway, offering ample parking and easy access to the double garage, with well-stocked borders adding a touch of greenery and colour. The rear garden is, fully enclosed and mainly laid to lawn, with mature fencing and hedgerow providing privacy. The garden is further enhanced by well-stocked borders, a block-paved patio area directly accessible from the house, and an additional Indian stone patio situated in a particularly sunny spot, perfect for outdoor dining and relaxation. There is also space to the side of the property, currently housing a greenhouse, offering potential for gardening enthusiasts.

In summary, this generously proportioned family home in an enviable location. The current owners have invested significantly in enhancing the property's energy efficiency through external insulation and rendering, ensuring comfort and sustainability. This home perfectly blends contemporary living with practical family spaces, making it an ideal choice for discerning buyers.

DIRECTIONS

SAT NAV: SK9 7RA

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

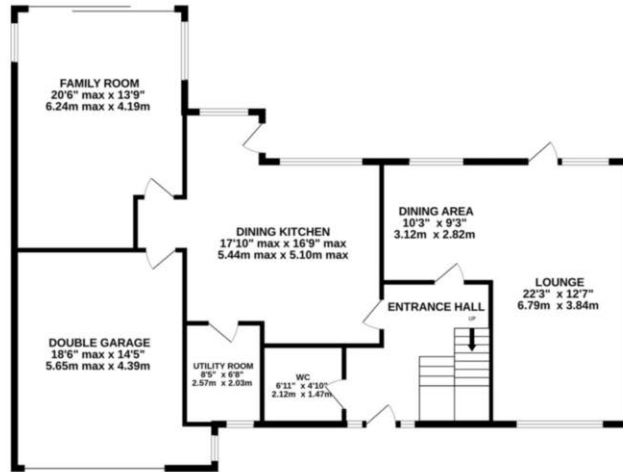
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VIEWINGS

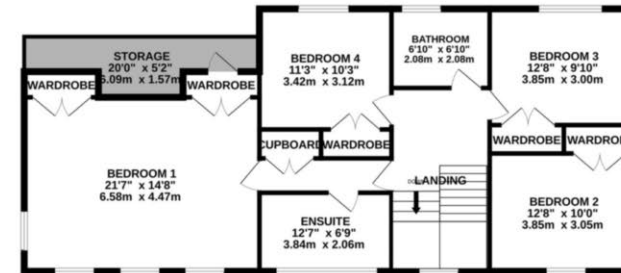
Viewing strictly by appointment through the Agents.

FLOORPLAN

GROUND FLOOR
1441 sq.ft. (133.9 sq.m.) approx.



1ST FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 2482 sq.ft. (230.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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