



**GASCOIGNE
HALMAN**

22 DEVONSHIRE DRIVE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



22 DEVONSHIRE DRIVE, ALDERLEY EDGE

A thoughtfully extended family home boasting modern open plan living space and pleasant southerly facing gardens. Situated within this popular residential area close to 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

Situated in the highly desirable residential area of Alderley Edge, this property offers a wonderful opportunity to enjoy village life within walking distance of all the local amenities. This well presented home has been thoughtfully extended and much improved by the current owners, providing a perfect blend of modern, open-plan living with traditional comforts, ideal for today's family lifestyle.

The heart of the home is the open-plan family dining kitchen, located at the rear of the property. This light-filled space is designed to bring the outdoors in, thanks to oversized sliding doors that lead directly onto the patio and the south-facing rear garden, creating a seamless connection between indoor and outdoor living. The kitchen itself is stylishly appointed with a sleek range of contemporary units, including a central island, and is equipped with quality integrated appliances. The generous kitchen and dining area is perfect for family gatherings and entertaining, with a striking roof lantern flooding the space with natural light throughout the day.

For moments of relaxation, the property also features a formal lounge with a living flame gas fire providing a focal point, offering a pleasant retreat from the main family hub. Additionally, a practical utility room and a downstairs WC ensure that the ground floor caters to all family needs.

On the first floor, there are three well-proportioned bedrooms, each thoughtfully fitted with built-in wardrobes to maximize storage space. The family bathroom has been designed with practicality in mind, featuring a walk-in shower and a full-size bath.

Externally, the property boasts a front garden, with a well-maintained lawn and mature planting. A driveway provides access to the garage and offers convenient off-road parking. To the rear, the beautifully landscaped garden benefits from a spacious patio for outdoor dining and a lawn surrounded by well-stocked flower beds and mature trees and shrubs. The southerly aspect ensures plenty of sunlight throughout the day.

DIRECTIONS

SAT NAV: SK9 7HT

TENURE

Leasehold. 943 Years remaining. £12 pa ground rent.

LOCAL AUTHORITY

Cheshire East Council

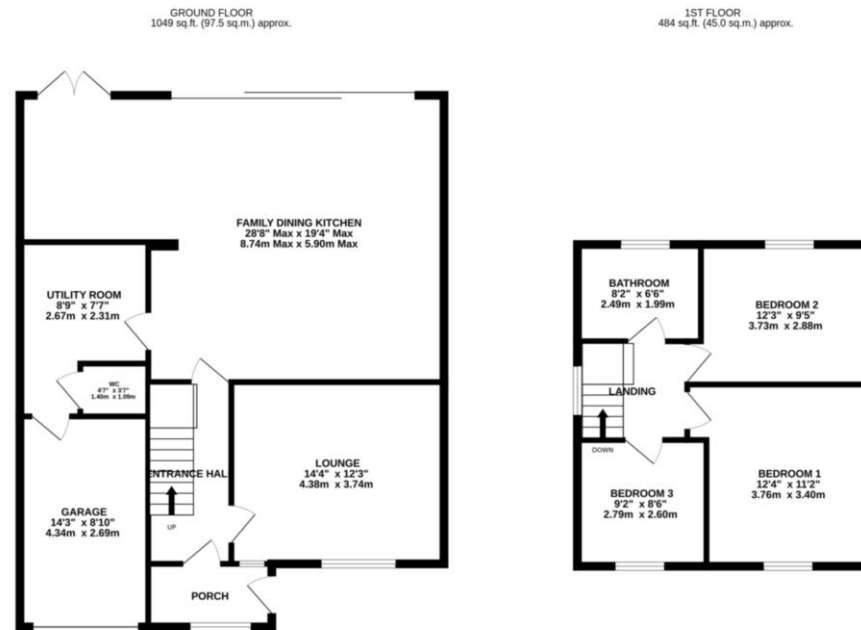
TAX BAND

Band E

VIEWINGS

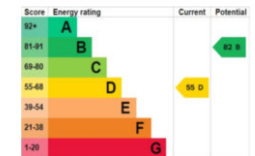
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1533 sq.ft. (142.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2024

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignehalman.co.uk

6 London Rd, Alderley Edge, Cheshire, SK9 7JS

**GASCOIGNE
HALMAN**