



**GASCOIGNE
HALMAN**

32 HEYES LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



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A generous, thoughtfully extended four bedroom detached family home boasting opulent living accommodation in a particularly convenient location only a short walk from 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

This beautifully modern detached property offers exceptional family living across three spacious floors. A stylish and luxurious home that is ideal for families seeking both comfort and sophistication, while also benefiting from the highly sought-after amenities of Alderley Edge.

The exterior of the property commands attention with its rendered elevations and well-considered detailing, presenting a grand and inviting approach. The property's exterior is both elegant and striking, with an impressive block-paved driveway framed by well-manicured borders and mature planting, all set behind a secure gated entrance.

Stepping inside, the entrance hall immediately impresses with its spacious and airy feel, setting the tone for the high-quality finishes throughout the home. The hall leads to an expansive downstairs WC for convenience, as well as a flexible study which offers a perfect space for those working from home, or an additional family room depending on needs. The informal sitting room adds a sense of warmth and cosiness, an ideal retreat for relaxing.

The heart of the home is the remarkable open-plan living space at the rear. The bespoke Diane Berry kitchen features high-end Miele appliances, sleek granite worktops, and a large island that serves as both a practical workspace and a social hub. The open layout extends seamlessly into a spacious family area that has been thoughtfully designed to be the perfect spot for everyday living and entertaining. From here, a stunning oak-framed orangery provides a versatile space filled with natural light and is perfect for soaking in views of the garden, whether it's used as a dining area, additional lounge, or entertaining space.

To enhance the functionality of the home, a practical utility room, provides further storage and access to the double garage, which can accommodate multiple vehicles or provide extra storage space.

Moving to the first floor, the master suite is truly indulgent, offering a spacious retreat. The suite includes a large walk-in wardrobe fitted with custom cabinetry, allowing for ample storage. With luxury in mind, there are 'his-and-her sinks' en-suite shower and bathrooms. Additionally, this floor houses another well-appointed double bedroom, which also benefits from its own en suite, ensuring maximum comfort and privacy for family members or guests.

The second floor continues to impress with two further generously sized double bedrooms. A modern shower room provides convenience for these bedrooms, making the top floor a self-contained space perfect for older children, teenagers, or guests.

Outside, the property's appeal continues with beautifully landscaped gardens that wrap around the house. To the rear, the garden offers a tranquil escape, with a charming patio that creates an ideal space for al fresco dining or summer entertaining. The well-kept lawn extends to the side, providing ample room for children to play or for garden enthusiasts to enjoy. The gardens are enclosed for privacy and security, with mature planting and carefully maintained greenery.

DIRECTIONS

SAT NAV: SK9 7JY

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

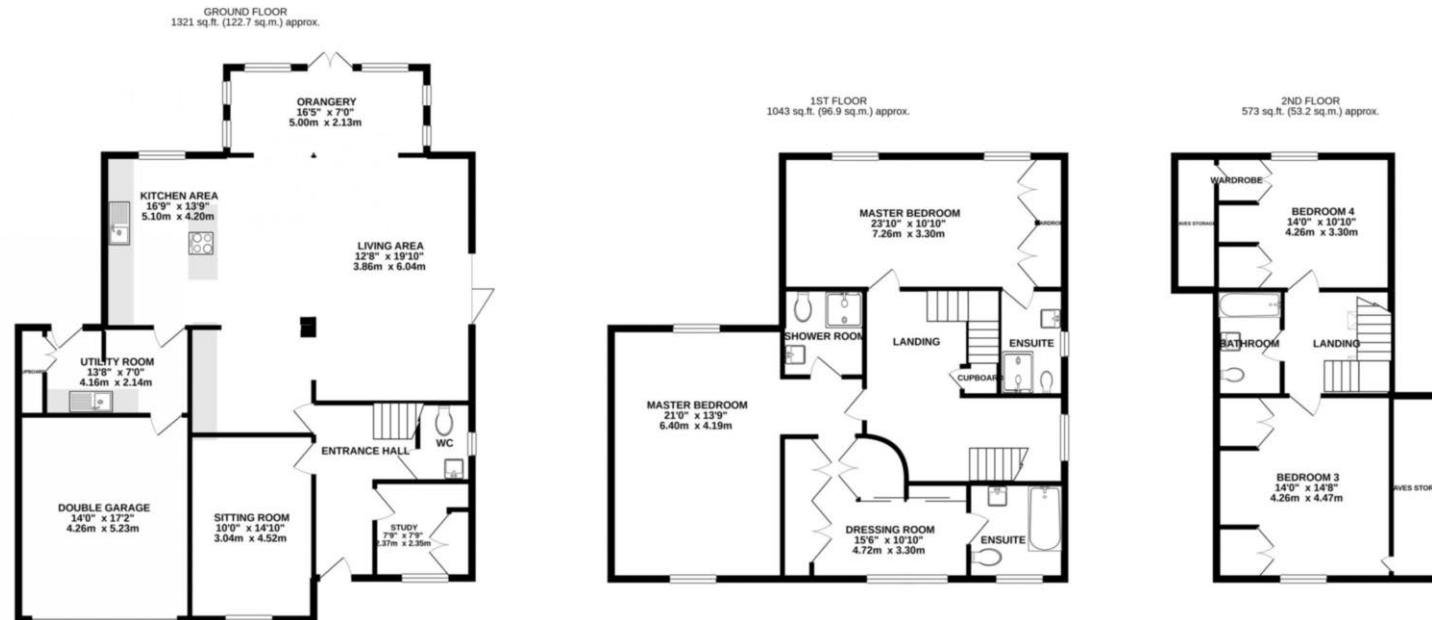
TAX BAND

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VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 2937 sq.ft. (272.8 sq.m.) approx.

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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