



**GASCOIGNE
HALMAN**

3 LAVINIA COURT, KNUTSFORD ROAD, ALDERLEY
EDGE

THE AREAS LEADING ESTATE AGENT



3 LAVINIA COURT, KNUTSFORD ROAD, ALDERLEY EDGE

A well-appointed, modern mew property which has been much improved by the current owners, offering open-plan living space and generous gardens. Located within a small, select development equidistant from both Wilmslow and 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

Situated in an exclusive development of just four properties, No. 3 Lavinia Court offers a rare opportunity to purchase a beautifully presented and thoughtfully improved home, positioned equidistant between Wilmslow and Alderley Edge. The location offers the perfect balance of tranquility and convenience.

This home has undergone an extensive program of improvements by the current owners, now offering flexible accommodation over three floors. The property is ideally suited to modern living, with a striking open-plan layout that creates a superb family and entertaining space.

Set around a central turning circle, the development features attractive Cheshire brick elevations and a sense of privacy and community. The property benefits from two allocated parking spaces, including one on the driveway.

Upon entering, you're welcomed by a spacious entrance hall with a staircase leading to the upper floors. The ground floor showcases the heart of the home: an outstanding open-plan family kitchen and living area. This stunning space features beautiful herringbone flooring and a stylish, contemporary kitchen complete with quartz worktops, integrated appliances, and folding doors that open directly onto the generous rear garden. Perfect for family life and entertaining.

To the first floor, you'll find a generous lounge with feature fireplace and a Juliet balcony that overlooks the rear garden, filling the room with light. Also on this floor is a well-proportioned double bedroom and a recently installed, beautifully appointed family bathroom.

The top floor is home to the principal suite, positioned to the rear for privacy and peaceful garden views. It boasts ample space for wardrobes and a luxurious recently installed en suite shower room. A further double bedroom is also located on this floor.

Outside, the rear garden is mainly laid to lawn, fully enclosed, and benefits from a decked seating area, perfect for outdoor dining and relaxing.

This is a rare chance to secure a stylish, turn-key property within a small and exclusive development, offering a highly desirable open-plan layout and a convenient location near the amenities of both Alderley Edge and Wilmslow.

TENURE

Freehold

DIRECTIONS

SAT NAV: SK9 7SD

LOCAL AUTHORITY

Cheshire East Council

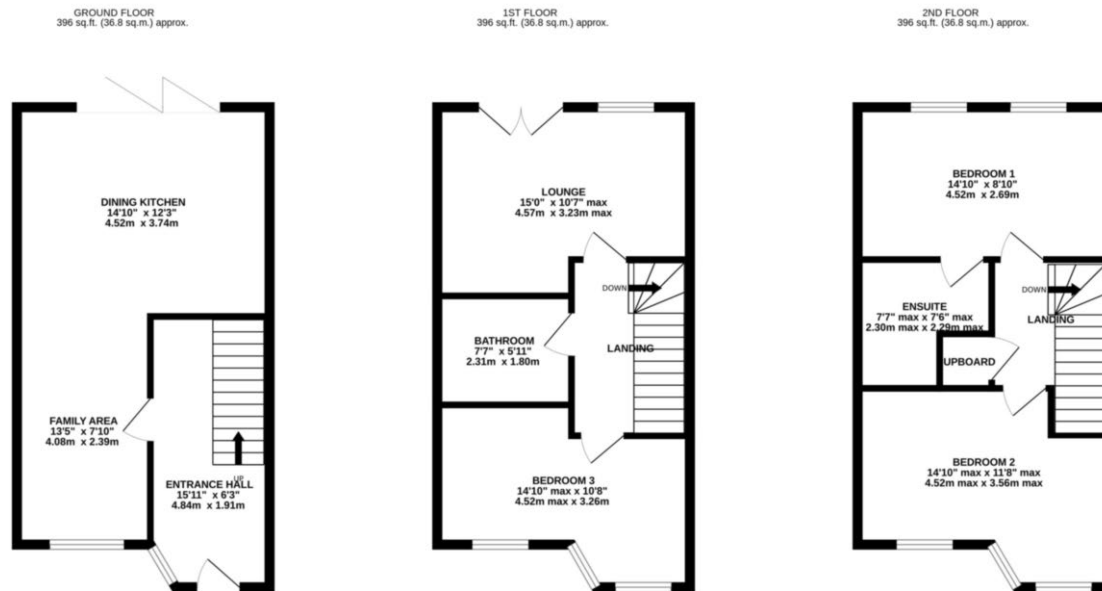
TAX BAND

Band: F

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1188 sq.ft. (110.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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