



**GASCOIGNE  
HALMAN**

34 WINDERMERE DRIVE, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT





## 34 WINDERMERE DRIVE, ALDERLEY EDGE

**A well-presented family home situated at the heart of extremely private gardens, offering exciting potential to extend further (subject to PP) 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 (including Waitrose) 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

Occupying a set-back position along a gently curving stretch of Windermere Drive, this property sits on the edge of this well-established and popular residential area. Its setting benefits from a broad approach and a central green verge, offering a sense of space and privacy. Surrounded by properties that have seen significant investment and thoughtful development in recent years, its location not only provides an attractive outlook but also positions it perfectly for those seeking access to village amenities.

Accessed via a generous, beech-lined driveway, the property has been beautifully maintained, significantly improved, and extended by the current owners during their occupation. It also offers exciting potential for further extension, subject to the necessary consents.

The current accommodation comprises a spacious entrance hall with staircase to the first floor, a well-proportioned lounge with a feature fireplace, and an open-plan connection to the dining room. This, in turn, leads to a more recently installed garden room that enjoys lovely views over the garden and benefits from the south-westerly orientation, ensuring an abundance of natural light.

An incredibly useful family room is currently utilised as a study but offers great flexibility and could easily function as a fifth bedroom if required. The well-appointed family dining kitchen provides ample space for a dining table, making it the true heart of the home. A practical downstairs shower room and internal access to the generous garage, with a work bench, power and water provision for further convenience.

Upstairs, there are four generous double bedrooms and a well-fitted family bathroom, all accessed from a spacious landing.

The rear garden is a real highlight, wide and well maintained, with a recently re-laid lawn, mature beds and borders, and an attractive Indian stone patio area. The south-westerly aspect ensures excellent sun throughout the day, and the garden is fully enclosed by fencing and established hedging, offering a great sense of privacy.

This property represents a fantastic opportunity to acquire a well-balanced family home with further potential to grow, in one of the most progressive and desirable parts of Alderley Edge, close to excellent local amenities yet within easy reach of open countryside.

## DIRECTIONS

SAT NAV: SK9 7UP

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East Council

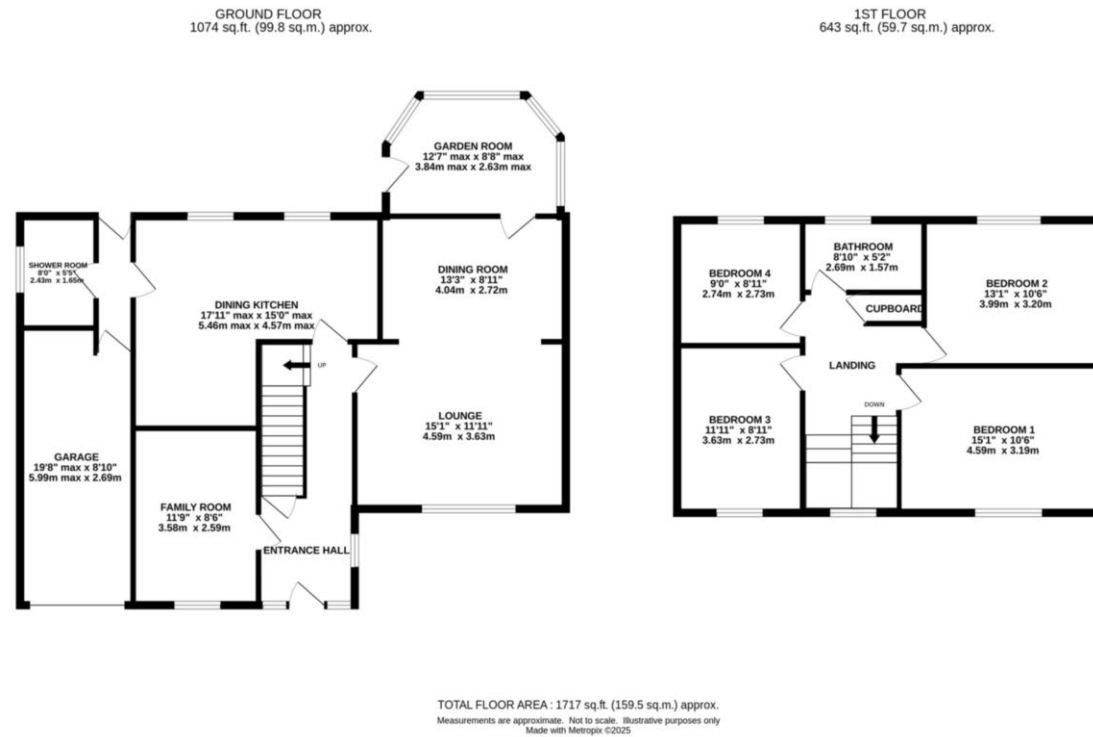
## TAX BAND

Band: F

## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN



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### ALDERLEY EDGE OFFICE

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