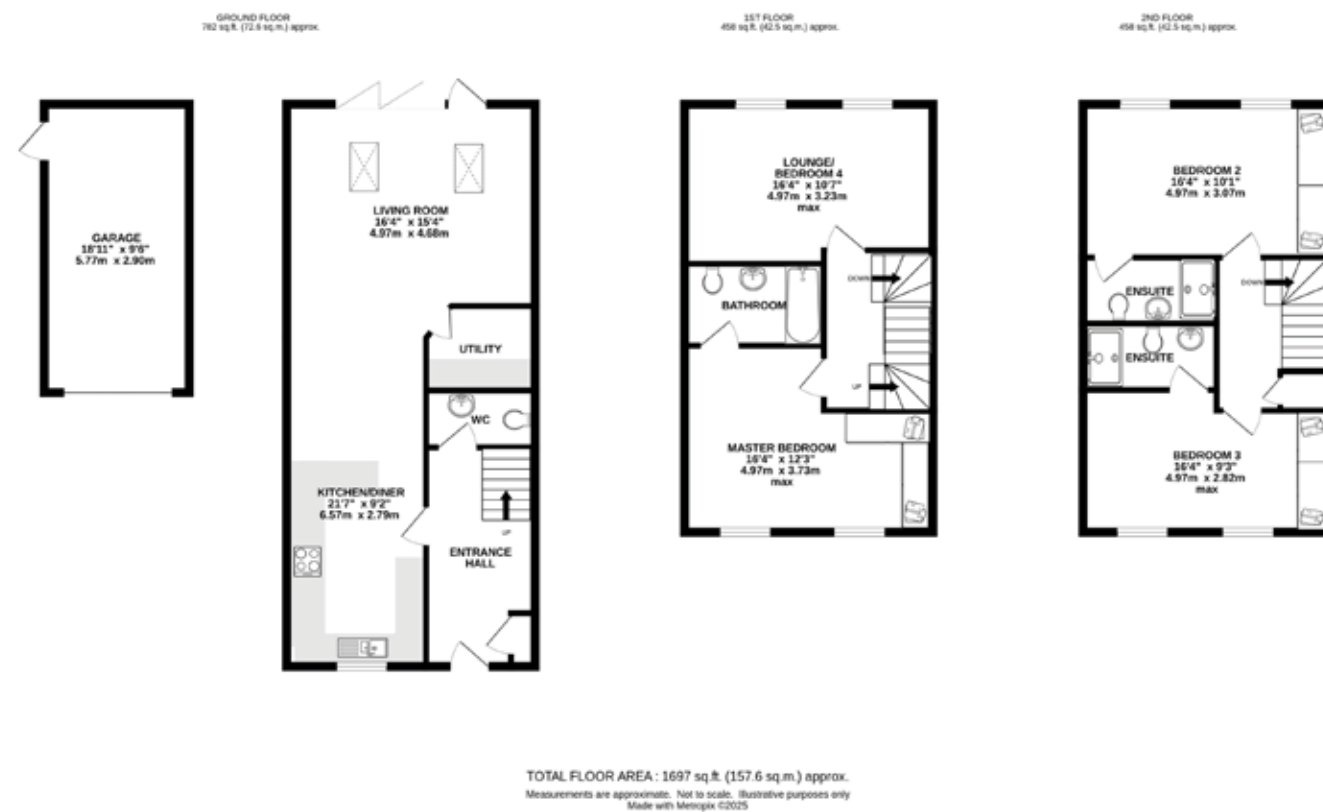


**5 OSPREY CLOSE**  
Nether Alderley  
**OFFERS OVER**  
**£700,000**



**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.

THE AREAS LEADING ESTATE AGENCY

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[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



**GASCOIGNE HALMAN**

A recently built, stunning four-bedroom semi-detached townhouse located on the ever-popular Alderley Park Development, offering modern living over three floors.



- HIGH QUALITY FINISHES THROUGHOUT
- OPEN PLAN KITCHEN/DINING/LIVING
- FOUR LARGE DOUBLE ROOMS
- THREE BEDROOMS WITH ENSUITES & FITTED WARDROBES

- WESTERLY FACING GARDEN
- GARAGE WITH EV CHARGING POINT
- BUILT IN 2024
- TWO ADDITIONAL PARKING SPACES

**OFFERS OVER  
£700,000**

**5 OSPREY CLOSE**  
Nether Alderley



#### DESCRIPTION

Presenting this beautifully designed four-bedroom semi-detached townhouse, newly built in 2024, and thoughtfully laid out across three spacious floors. This contemporary home combines stylish, modern interiors with practical living spaces, perfect for families or professionals alike. Step into a bright and spacious open-plan living area, ideal for entertaining or relaxing. The sleek, modern kitchen flows seamlessly into the dining and lounge spaces, all of which open out onto the westerly-facing rear garden, inviting natural light throughout the day. A separate utility room, guest WC, and built-in storage complete the

ground floor, offering both convenience and comfort. The first floor features the main bedroom, with fitted wardrobes and a luxurious en-suite bathroom. Adjacent is a versatile second room which can be used as a bedroom, or additional lounge/study, catering to your individual needs. On the top floor, you'll find two further well-proportioned bedrooms, both benefiting from fitted wardrobes and both with en-suite shower rooms. Externally, the property offers a westerly facing rear garden featuring a patio and lawned area. Parking is located at the rear with access via a communal gated entrance for security. Here you will find a single garage and two allocated parking spots, with access to the rear garden for convenience.

#### LOCATION

Alderley Park is a unique 'estate village' created in this 400 acre historical estate located just outside of one of Cheshire's most popular social hubs - Alderley Edge. Nestled within the walled water gardens, ornamental lakes and ponds and arboretum, residents have an array of facilities on their doorstep, including leisure facilities at the state of the art Everybody Gym, cricket and football pitches, and a top class dining establishment at the gastro pub 'The Churchill Tree' with a Farm Shop selling local produce to follow.

**DIRECTIONS**  
SK10 4ZP

#### TENURE

Freehold. Subject to confirmation by solicitors.

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Cheshire East - Council Tax Band: G

#### VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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**GASCOIGNE HALMAN**