



## Alderley Park, Nether Alderley

Alderley Edge

Guide Price **£1,450,000**





## Alderley Park

### Nether Alderley

Immaculate, private 5-bedroom DETACHED Alderley Park residence, 2540 SQ FT. Backs onto PRIVATE WOODLAND. Luxurious interiors; chandeliers, log burners, bespoke kitchen, and utility room. Stunning rear reception room with bi-folding doors. Principal suite. VIEWING ESSENTIAL!

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 5 double bedrooms, 3 bathrooms
- Immaculate, detached 2540 SQUARE FEET home
- South-facing private rear garden, backing onto woodlands
- Exquisite interior design
- Bespoke Laura Ashley kitchen
- Sought-after location within prestigious Alderley Park
- Detached double garage
- Electric car charging points
- Freehold







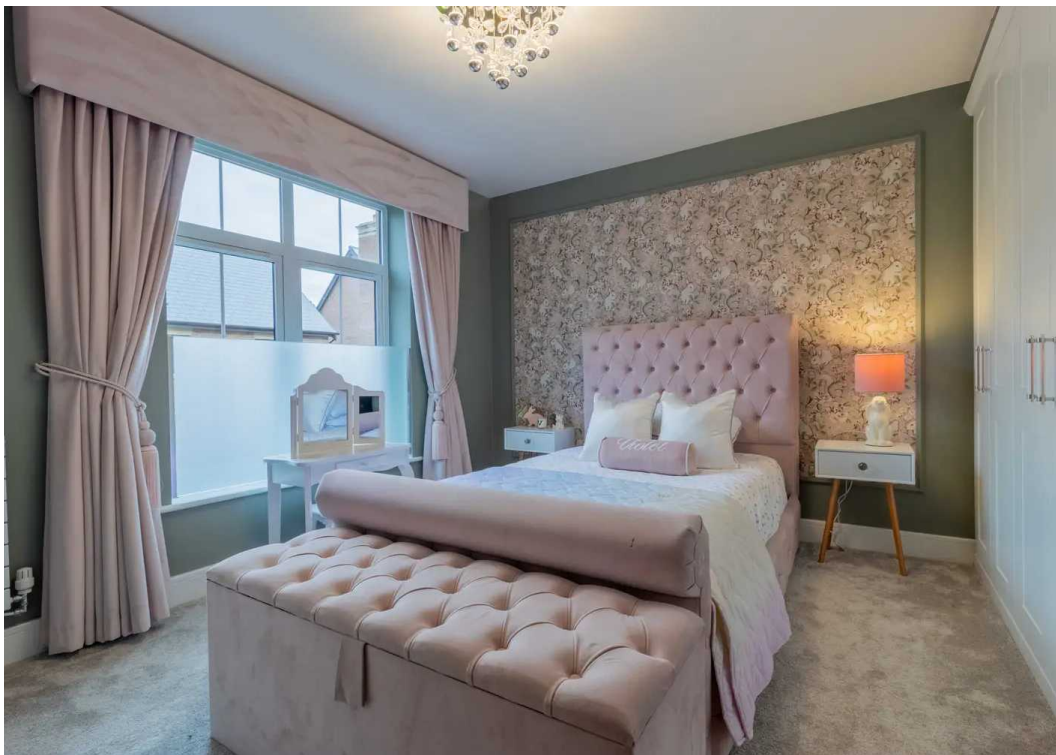










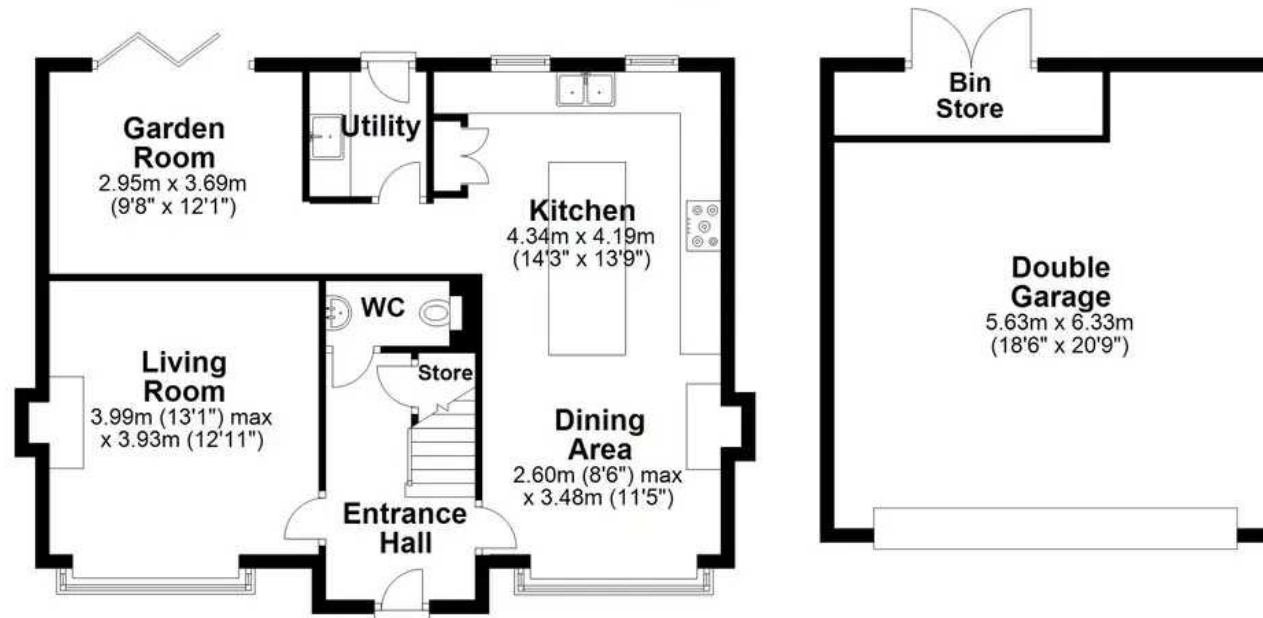






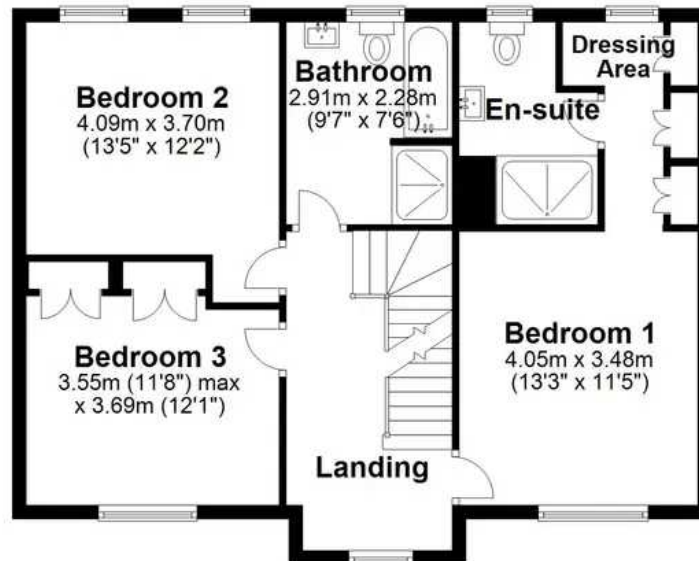
## Ground Floor

Approx. 113.0 sq. metres (1216.6 sq. feet)



## First Floor

Approx. 70.1 sq. metres (754.6 sq. feet)



## Second Floor

Approx. 52.8 sq. metres (568.3 sq. feet)



Total area: approx. 235.9 sq. metres (2539.6 sq. feet)

Measurements of rooms and any other items are approximate and no responsibility is taken for any misstatement. This plan is for illustrative purposes only and should be used as such. Produced by OpenInsight.co.uk  
Plan produced using PlanUp.

THE ADDRESS CLUB  
PRIVATE CLIENT PROPERTY SALES





## The Address Club

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