



Plot 27 Alderwood Gardens

CW5 8DJ

Asking Price £415,000



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STEPHENSON BROWNE

Set within a peaceful and prestigious rural village location in Aston, Nantwich, and forming part of the exclusive Alderwood Gardens development of just 31 homes, The MARLEY is an impressive four-bedroom detached residence that blends timeless architecture with refined modern living. Crafted by an award-winning builder, this beautifully finished home is complete and ready for occupation, offering countryside tranquillity without compromise.

The home is elegantly proportioned throughout, with accommodation designed to suit both family life and entertaining. The centrepiece is the expansive open-plan kitchen, dining and living area, flooded with natural light and featuring sleek aluminium bi-fold doors that open directly onto the enclosed rear garden, creating a seamless connection between indoors and out. A separate living room provides a welcoming retreat, while a utility room and guest WC add everyday practicality.

Upstairs, the property offers four generous bedrooms, including two stylish en suite shower rooms, alongside a beautifully appointed family bathroom, all finished to an exceptional standard. Externally, The Marley showcases traditional brick construction, complemented by Marley Edgemere roof tiles, flush casement windows and artstone window sills, reflecting the quality craftsmanship found throughout. Security and peace of mind are enhanced by double-glazed UPVC windows with integrated locks and a composite front door with multi-point locking. Further highlights include oak stair handrails, oak veneer internal doors, flagged paths and patios, block-paved driveway, and fibre broadband connectivity. The property is also backed by a 10-Year ICW New Home Warranty, offering reassurance for years to come.

Combining elegant design, high-quality finishes, and a beautiful rural village setting within one of the area's most desirable small developments, The Marley represents a rare opportunity to secure a brand-new home that is ready to move into.



Entrance Hall

Living Room

12'7" x 15'10"

Kitchen/Dining Room

10'1" x 22'2"

Utility Room

6'5" x 7'1"

W.C.

Stairs To First Floor

Bedroom One

10'6" x 11'1"

En-Suite

4'4" x 9'3"

Dressing Area

3'11" x 9'3"

Bedroom Two

10'3" x 12'11"

En-Suite

4'4" x 8'6"

Bedroom Three

11'1" x 12'11"

Bedroom Four

7'4" x 9'6"

Bathroom

6'1" x 9'3"

Externally

Integral Garage

6'9" x 16'9"

Council Tax

New Build - rate not available yet

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

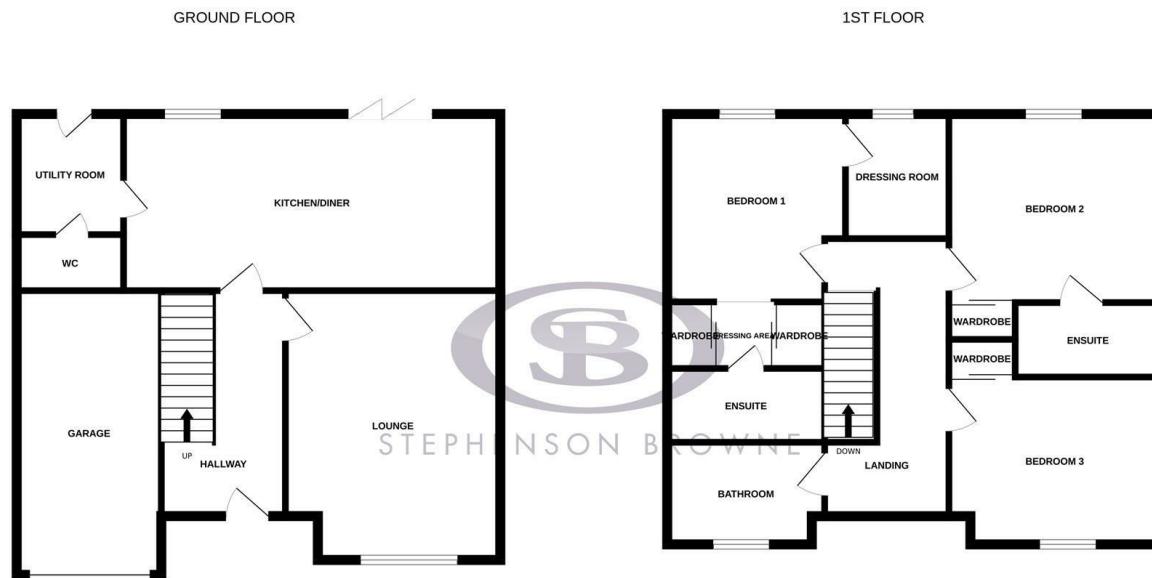
For a FREE valuation, please call or email and we will be delighted to assist.



- Just 2 Remaining Plots Of This Build With Stamp Duty Paid (subject to terms), Part Exchange and Assisted Move options are considered.
- Set In A Peaceful Rural Village, Part Of An Exclusive Development Of Just 31 Homes
- Crafted By An Award-winning Builder With Exceptional Attention To Detail
- Stylish Four Bedroom Detached Home Designed For Modern Family Living
- Expansive Open-plan Kitchen, Dining And Living Area, Perfect For Entertaining
- Bi-fold Doors Opening Onto The Rear Garden For Seamless Indoor-outdoor Living
- Separate Living Room, Plus Utility And Guest WC For Practicality
- Two En Suite Bedrooms Alongside A Luxury Family Bathroom
- Block-paved Driveway And Detached Garage Providing Parking And Storage
- Finished To The Highest Standard With 10-Year ICW New Home Warranty And Modern Amenities Including Fibre Broadband



Floor Plan



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 operating efficiency can be given.

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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

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