

2 Ashcroft Drive
Chelford



Andrew J Nowell
& Company



2 Ashcroft Drive, Chelford, SK11 9GF

An immaculately presented four bedroom detached family home recently constructed on this popular development in Chelford Village.

- Corner Position
- 10 Year Warranty
- Garage & Parking
- 4 Beds & 3 Baths

Galloway Grange is a charming development recently constructed by David Wilson Homes. 2 Ashcroft Drive occupies a desirable corner position within the development and offers spacious and versatile family accommodation set across three floors.

On the ground floor is the entrance hall with cloakroom WC, open plan dining kitchen with contemporary units and integrated appliances, large living room with bay window and utility room.

To the first floor is the principal bedroom suite with walk-in dressing area and en-suite shower room. There is a spacious landing with built in storage, another double bedroom and the family bathroom. On the second floor are two further bedrooms and a shower room.

Externally the property benefits from a driveway providing off road parking for two cars (with electric charging point) and a detached garage. There is a good sized garden with walled border which enjoys a private and southerly facing aspect.





Ashcroft Drive is situated in the centre of Chelford Village. Chelford is a sought-after area within Cheshire, especially for families. Chelford is set between the more comprehensive centres of Alderley Edge and Knutsford. There is also a train station with links to both Manchester and Crewe which is great for commuters and is within easy reach of link to the motorway.

To fully appreciate the charm and appeal of this property a viewing is highly recommended.

Important Information

What 3 Words – [///plug.tides.soaps](http://plug.tides.soaps)

Council Tax – F

EPC Rating – B

Tenure – Freehold
Estate Charge: Approx £131 p.a

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk*: Medium flood risk from surface water, Very Low Risk of other types of flooding.

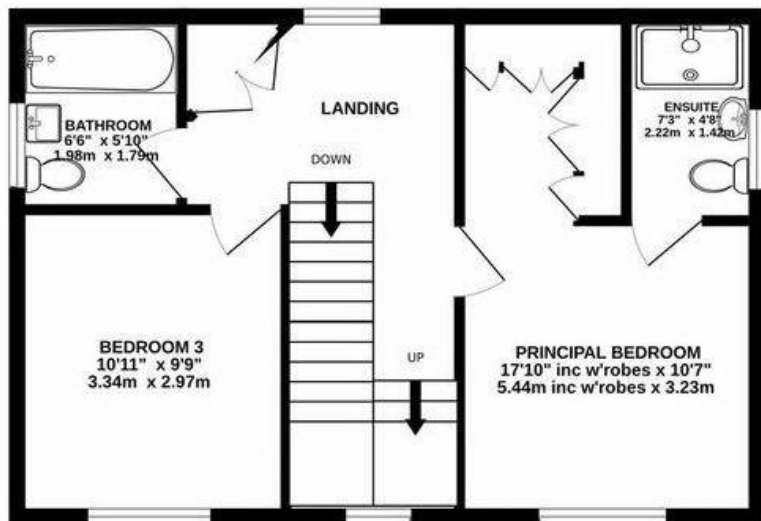
Broadband**: Ultrafast broadband available at the property.

Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone). Limited availability indoors.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

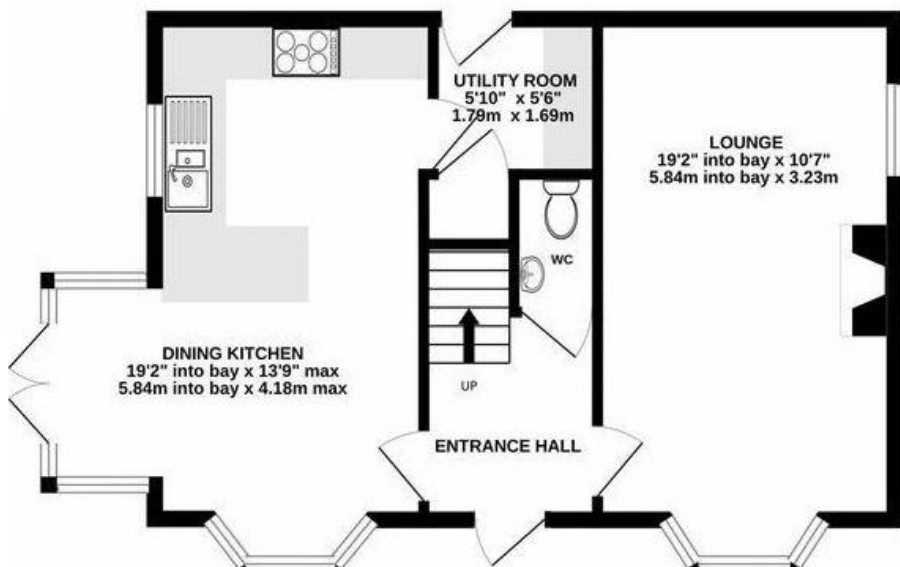
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



2ND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.

TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.

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 operability or efficiency can be given.

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