

4 Meadow Brow

Alderley Edge



Andrew J Nowell
& Company



4 Meadow Brow, Alderley Edge, SK9 7XD

A spacious four bedroom detached family home situated on this desirable road in the heart of Alderley Edge Village.

- South Facing Garden
- Village Location
- Double Garage
- Over 2,700 sq.ft

4 Meadow Brow is one of just eight properties situated on this secluded cul-de-sac.

Offering spacious and extended accommodation which is over 2,700 square feet in total.

On the ground floor the features of particular note include the impressive breakfast kitchen with contemporary units, granite worksurfaces, integrated NEFF & Smeg appliances and Amtico flooring. Also, the large living room with inglenook fireplace and sliding doors opening onto the garden. In addition, on the ground floor are two further reception rooms (dining room and family room) both with sliding doors to the garden, entrance hall, study, cloakroom WC, utility room, integrated double garage and a further downstairs WC.

To the first floor is a bright and spacious landing, the principal bedroom suite with built in wardrobes and en-suite bathroom, three further double bedrooms and the family bathroom.





Externally the property is approached via a block paved driveway providing ample off-road parking and leading to the double garage with electric door (and electric car charger). To the rear there is a secluded south facing garden enjoying a sunny aspect with mature shrubs and borders, mainly laid to lawn with patio seating area and summer house.

The property has been immaculately maintained by the current owners and is situated just a short walk from the centre of Alderley Edge Village. The village offers everything for day-to-day needs and the local train station has links to Manchester and London.

Important Information

Council Tax – G

EPC Rating – C

Tenure – Freehold

Restrictive Covenants – Contact office for info.

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

What 3 Words – [///bits.fantastic.statue](https://bits.fantastic.statue)

Flood Risk*: Very Low Risk of Flooding

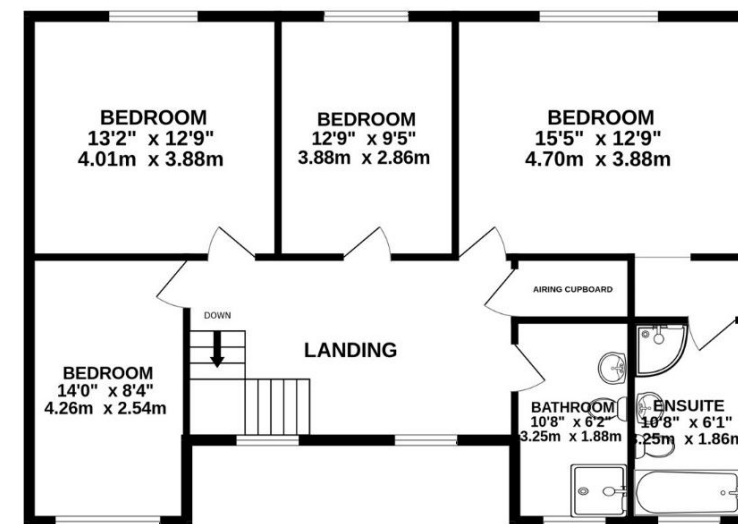
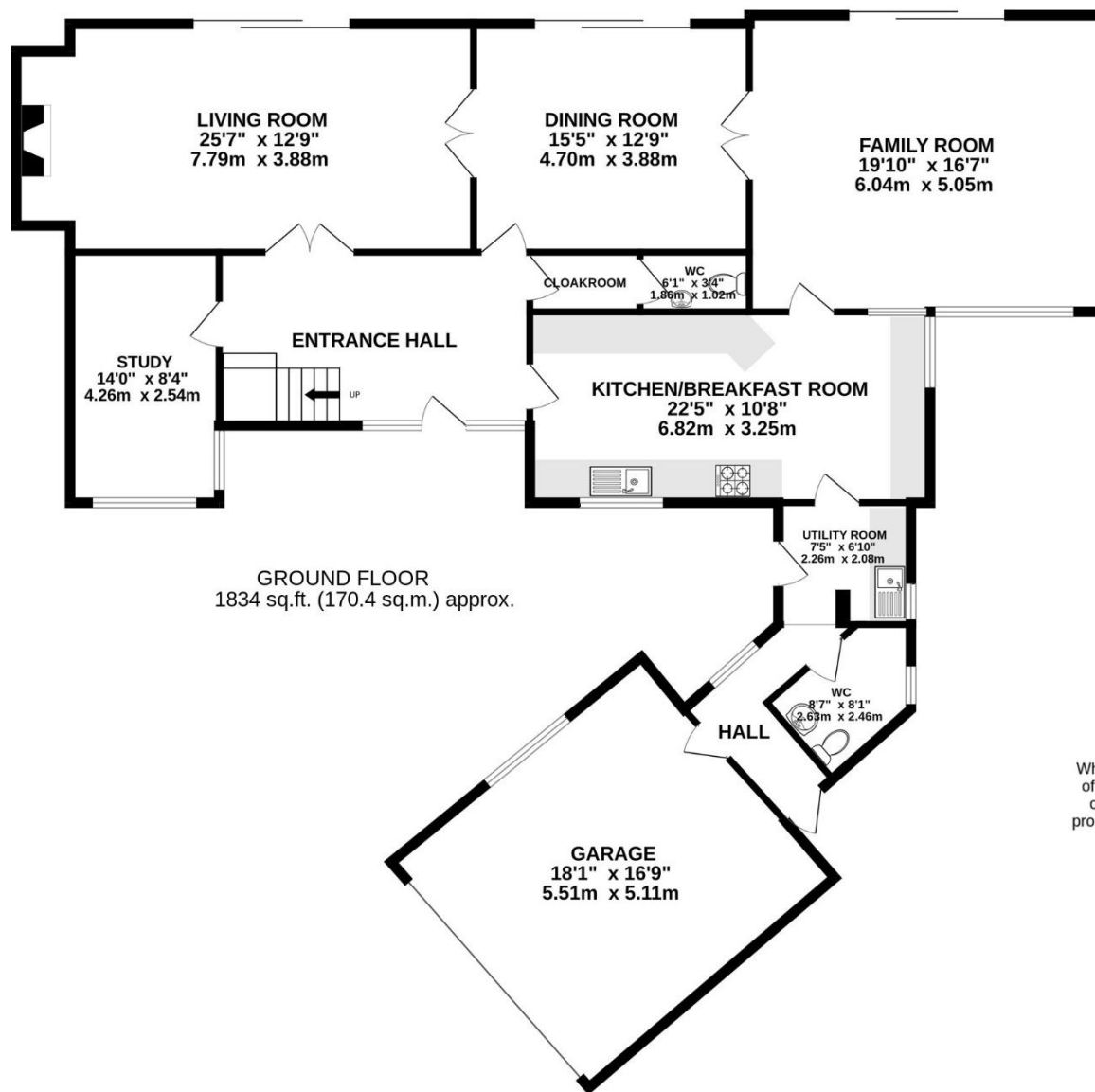
Broadband**: Ultrafast Broadband available at the property.

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

* 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.



TOTAL FLOOR AREA : 2774 sq.ft. (257.7 sq.m.) approx.

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