

4 Osprey Close
Alderley Park



Guide Price £979,950

Andrew J Nowell
& Company



4 Osprey Close, Alderley Park, Nether Alderley, SK10 4ZP

A spacious, detached four-bedroom home situated in the exclusive Alderley Park Development.

- Open Plan Living
- New Build Warranty
- South Facing Garden
- Solar Panels

Forming part of the Alderley Gardens development within Alderley Park, 4 Osprey Close was constructed by renowned builders Jones Homes in 2023.

Boasting spacious and versatile accommodation extending to just under 2,000 sq.ft. An impressive feature is the open plan living dining kitchen with built in speaker system and two sets of bi-folding doors opening onto the garden. The kitchen has shaker style units, with large central island with waterfall quartz worksurfaces and integrated NEFF appliances, wine fridge and Quooker hot water tap.

In addition, on the ground floor is the entrance hall with large under-stairs storage, living room, cloakroom WC, utility room and large integral garage (with clever raised shelving providing storage space while still allowing space to park).

To the first floor is the spacious principal suite with built in wardrobes and dressing area paired with a en-suite bathroom with separate bath and walk-in shower. There are three further double bedrooms and two bathrooms (1 en-suite). The fourth bedroom has been fitted as an office with bespoke cabinetry, and the second bedroom has built in wardrobes.







Externally the property is approached via a block paved driveway offering ample off-road parking and leading to the garage (with electric car charger).

To the rear is a good-sized south facing garden with superb open views across the neighbouring countryside. There is a manicured lawn and a flagged patio with electric retracting aluminium framed pergola, there is a custom shed down the side of the property offering extra storage space.

The property benefits from solar panels and has been wired with CAT 6 cables throughout. The property is extremely energy efficient and has very low running costs.

Osprey Close is located within the exclusive Alderley Park Development boasting access to hundreds of acres of parkland and woodland along with the popular Pub, The Churchill Tree.

Important Information

Council Tax – Cheshire East band G

EPC Rating – A (94/95)

Tenure – Freehold
Estate Charge - £86 per month

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water, Drainage & Solar panels

Parking: Driveway & Garage

What 3 Words – [///fuse.minder.stud](https://fuse.minder.stud)

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast broadband available

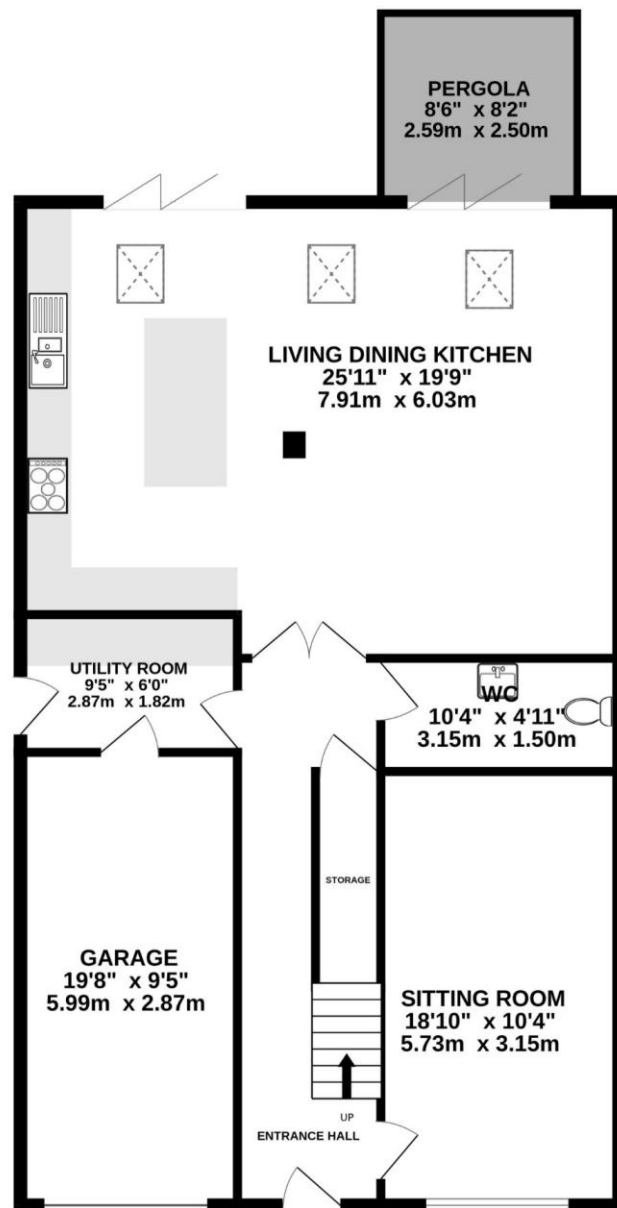
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone), limited coverage indoors with some providers.

* 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.



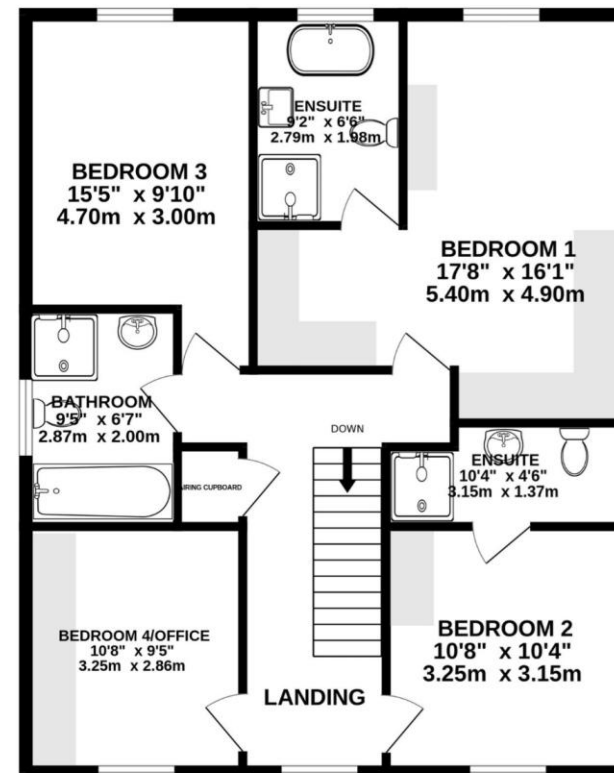


GROUND FLOOR
1127 sq.ft. (104.7 sq.m.) approx.

TOTAL FLOOR AREA : 1980 sq.ft. (183.9 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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1ST FLOOR
852 sq.ft. (79.2 sq.m.) approx.

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