

# Badgers Bend

Alderley Edge



Andrew J Nowell  
& Company



## Badgers Bend, 5 Eaton Drive, Alderley Edge, SK9 7RA

A substantial detached family home situated on a large corner plot within easy reach of the village

- Large Garden
- Driveway and Garage
- 6 Bed & 3 Bath
- Village Location

Badgers Bend is an impressive detached family home which has been immaculately maintained by the current owners.

This spacious six bedroom home benefits from a sizeable corner position and offers versatile accommodation throughout. Features of particular note on the ground floor include the bright and spacious living dining kitchen with contemporary units, breakfast bar and integrated NEFF appliances and the dual aspect living room which extends to over 20 ft with contemporary fireplace and double doors opening onto the garden.

In addition on the ground floor is the family room, pantry, cloakroom WC and integral double garage with utility area.

To the first floor is the superb principal bedroom suite with walk-in dressing room and large en-suite bathroom with separate bath and shower. From the spacious landing there are four further double bedrooms and two bathrooms (one en-suite). The sixth bedroom is currently fitted out as a study. All of the bathrooms have contemporary fittings and underfloor heating.







Externally the property is approached via a sweeping in and out driveway offering ample parking for up to six cars and leading to the integral double garage. There are well maintained gardens to the front and rear. The large private rear garden enjoys a westerly aspect and has large stone flagged patio, lawn, woodchip play area and mature trees and shrubs.

Eaton Drive is a highly desirable and sought after quiet location within easy reach of the village centre. The village offers a good range of shopping, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and The Edge is a well-known beauty spot with excellent walks. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

### Important Information

What 3 Words - ///ends.fuels.doll

Council Tax - G

EPC Rating - C

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk\*: Very low risk of Surface water flooding, very low risk of flooding from rivers or seas. Other types of flooding unlikely

Broadband\*\*: Ultrafast broadband available at the property.

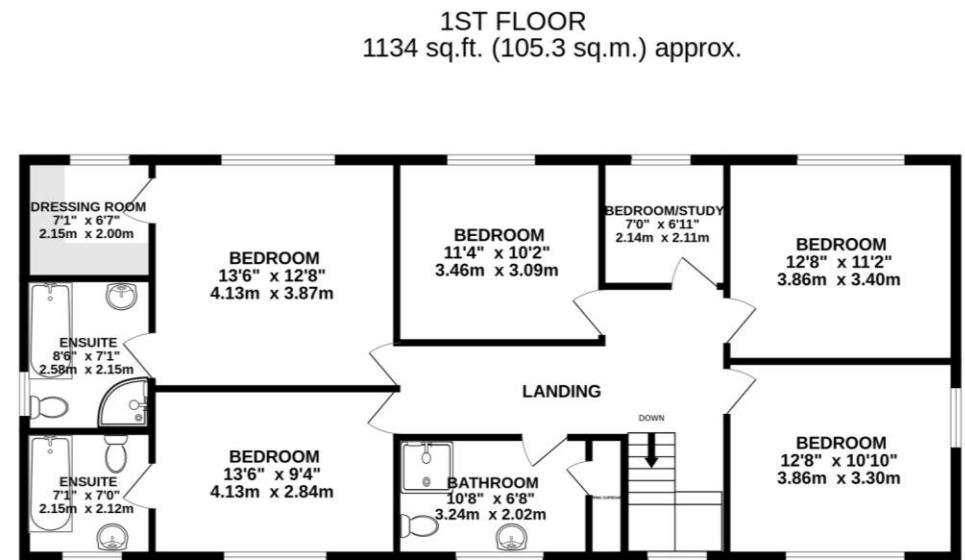
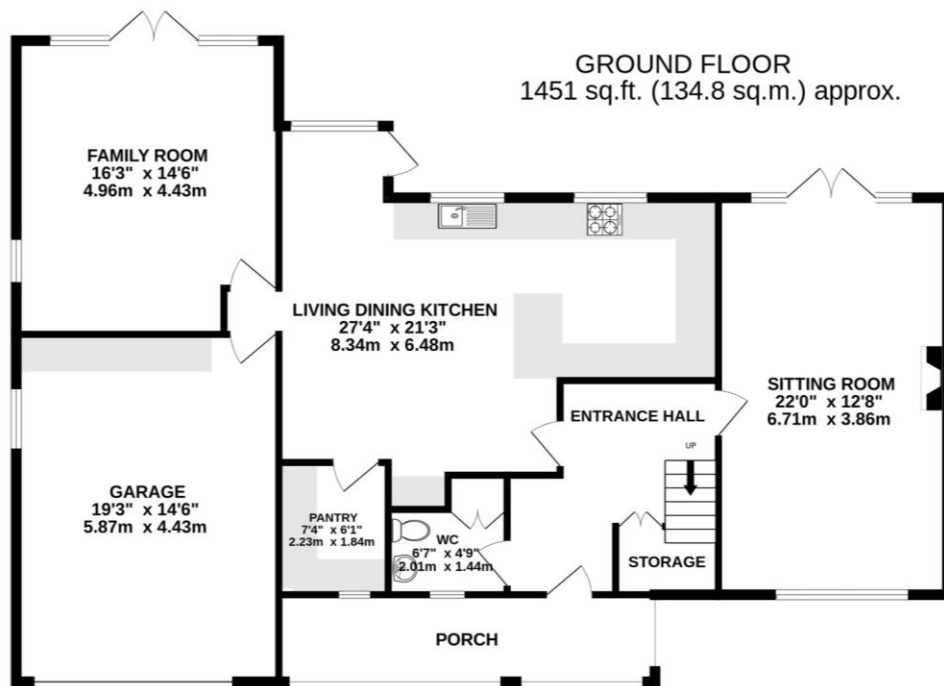
Mobile Coverage\*\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone).

\* 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 : 2584 sq.ft. (240.1 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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