

Andrew J Nowell & Company

19 Beaufort Close, Alderley Edge

Offers Over £1,295,000







19 Beaufort Close, Alderley Edge, SK9 7HU

- Five Bedroom Detached Home
- Large Rear Garden
- In-&-Out Driveway
- Walking Distance to the village centre

A much-loved and impressive family home which has been thoughtfully extended and remodelled over the years, creating bright, spacious and flexible accommodation extending to approximately 3,082 sq.ft. Set within a pleasant and established neighbourhood, the property has proved to be a wonderful family home, with a substantial private rear garden extending to just under 1/3 of an acre and excellent access to the cricket club and village amenities.

At the heart of the house is the superb open-plan living, dining and kitchen space, extending to over 25ft and providing a fantastic setting for everyday family life and entertaining. The fitted kitchen features an extensive range of cabinetry, a large central island with breakfast-bar seating and a range-style cooker. Beyond, the living and dining area is flooded with natural light from a large roof lantern and extensive glazing, with doors opening directly onto the rear terrace and garden. A contemporary log-burning stove creates a warm and welcoming focal point.

There are two further generous reception rooms, including a family room measuring almost 20ft and a separate living room with bespoke fitted cabinetry, providing plenty of space for the whole family to enjoy. Two study areas offer excellent flexibility for home working, while a utility room, cloakroom/WC and useful storage complete the ground floor accommodation. The property also benefits from an attached double garage.



To the first floor are five well-proportioned bedrooms and three bathrooms. The principal bedroom is particularly spacious and benefits from its own en-suite, with two further bedrooms also enjoying en-suite facilities and useful mezzanine areas. The contemporary family bathroom features a freestanding bath and separate shower, while the bright and spacious landing adds to the wonderful sense of space throughout the first floor.

Outside, the property occupies a larger than average plot of nearly 1/3 of an acre. To the front is an attractive in-and-out gravel driveway, providing extensive off-road parking and access to the double garage.

The rear garden is a real highlight and has provided a wonderful setting for family life. A substantial level lawn is surrounded by mature trees, established planting and hedging, creating an excellent degree of privacy and plenty of space to enjoy. A paved terrace adjoining the house is ideal for outdoor dining, entertaining and relaxing, with direct access from the open-plan living space and a free standing bar.

Important Information

- Council Tax – Cheshire East Band F
- EPC Rating – C (69/80)
- Tenure – Leasehold - 942 Years Remain
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Parking: Driveway & Garage
- What 3 Words – ///basket.calls.loft
- Flood Risk*: Medium Flood Risk
- Broadband**: Ultrafast Broadband Available.
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

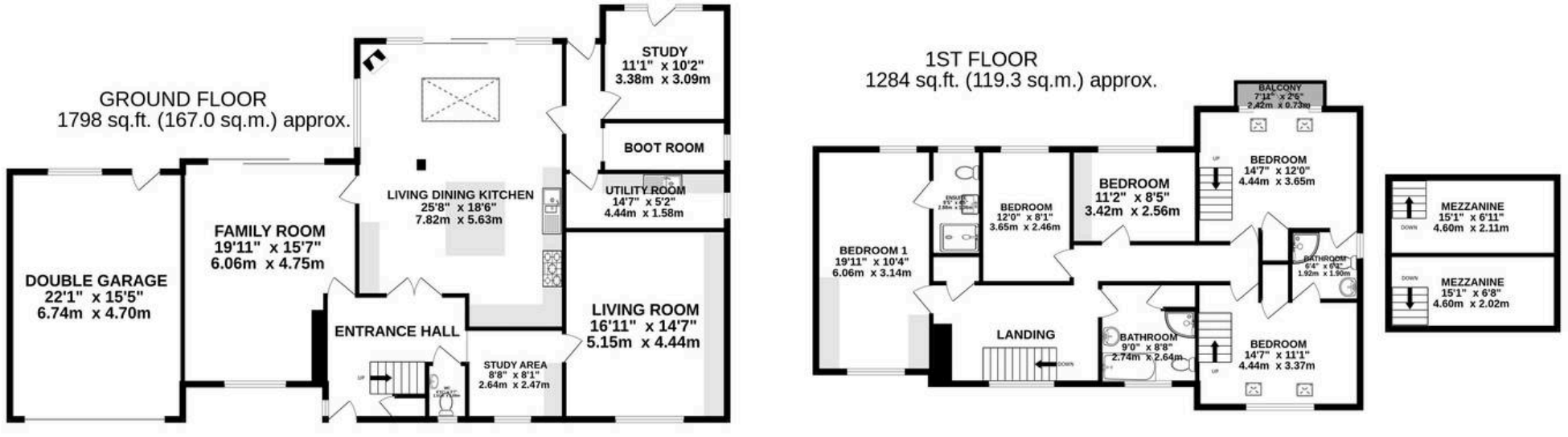
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.











TOTAL FLOOR AREA : 3082 sq.ft. (286.3 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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