



Andrew J Nowell
& Company

6 Osprey Close, Nether Alderley

Guide Price £947,500



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

- Four Double Bedrooms
- South Facing garden
- Fitted Wardrobes
- No Onward Chain
- Solar Panels & Electric Car Charger

An impressive four-bedroom detached family home occupying a delightful position within the exclusive Alderley Gardens development at Alderley Park. Constructed by renowned housebuilders Jones Homes in 2023, 6 Osprey Close offers beautifully appointed, contemporary accommodation extending to just under 2,000 sq.ft., combining stylish design with modern energy-efficient living.

At the heart of the home is the superb open-plan living dining kitchen, featuring two sets of bi-folding doors opening directly onto the rear garden and a built-in speaker system. The beautifully fitted kitchen boasts elegant Shaker-style cabinetry, a substantial central island with waterfall quartz worktops and a comprehensive range of integrated NEFF appliances, together with a wine fridge. The ground floor also provides a welcoming entrance hall with generous understairs storage, separate living room, utility room, cloakroom/WC and integral garage with raised storage shelving.

To the first floor, the spacious principal bedroom suite enjoys fitted wardrobes, a dressing area and a luxurious en-suite bathroom with separate bath and walk-in shower. There are three further double bedrooms, including a guest bedroom with fitted wardrobes and en-suite shower room, together with a contemporary family bathroom.





Externally, a block-paved driveway provides ample off-road parking and access to the integral garage, complete with electric vehicle charging point. The generous south-facing rear garden is a particular feature, enjoying wonderful open views across the adjoining countryside. Beautifully maintained, the garden incorporates an extensive lawn and flagged terrace.

Further benefits include solar panels, CAT6 cabling throughout and excellent energy efficiency, contributing to low running costs. Situated within the prestigious Alderley Park development, this exceptional home offers an attractive combination of contemporary comfort, generous accommodation and a delightful setting.

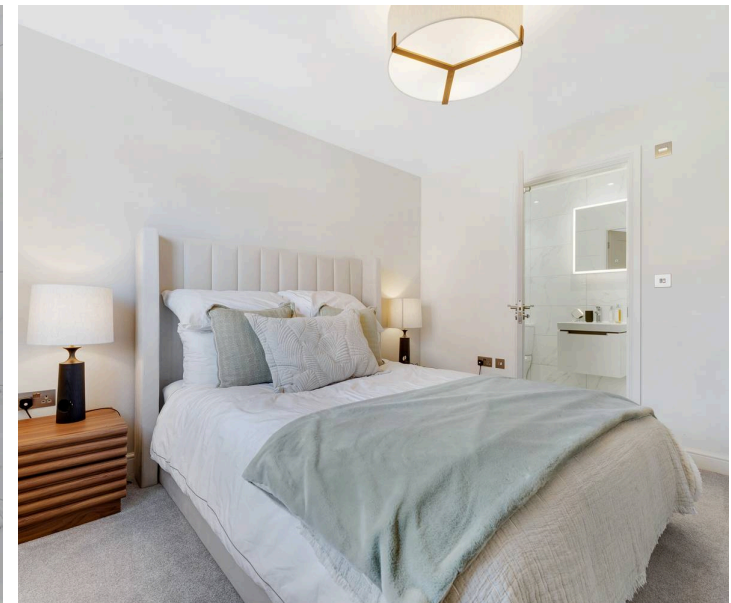
Important Information:

- Council Tax - Cheshire East band G
- EPC Rating - A (96/97)
- 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 - ///spurring.lateral.inviting
- 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.

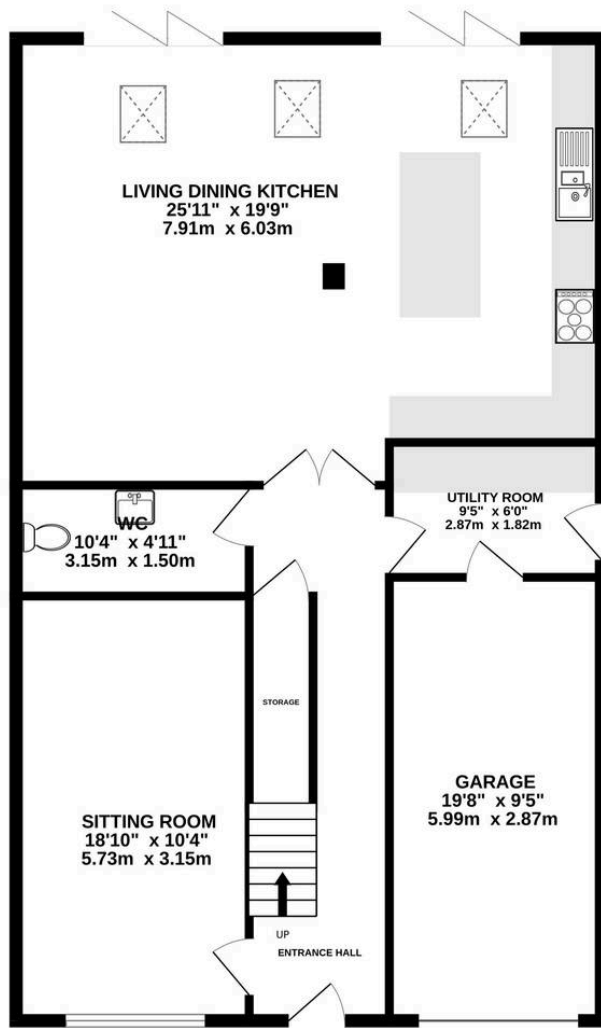
*Information provided by [GOV.UK](https://gov.uk)

**Information provided by Ofcom checker.

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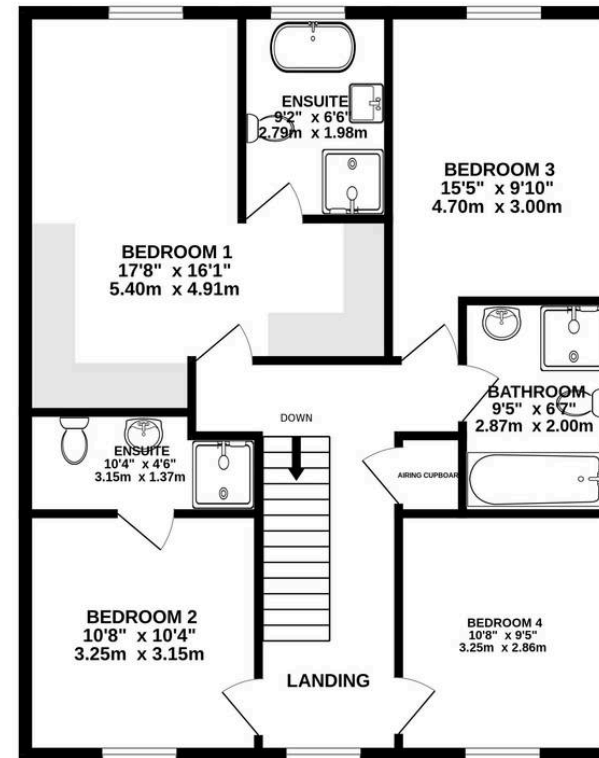






GROUND FLOOR
1127 sq.ft. (104.7 sq.m.) approx.

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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The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.