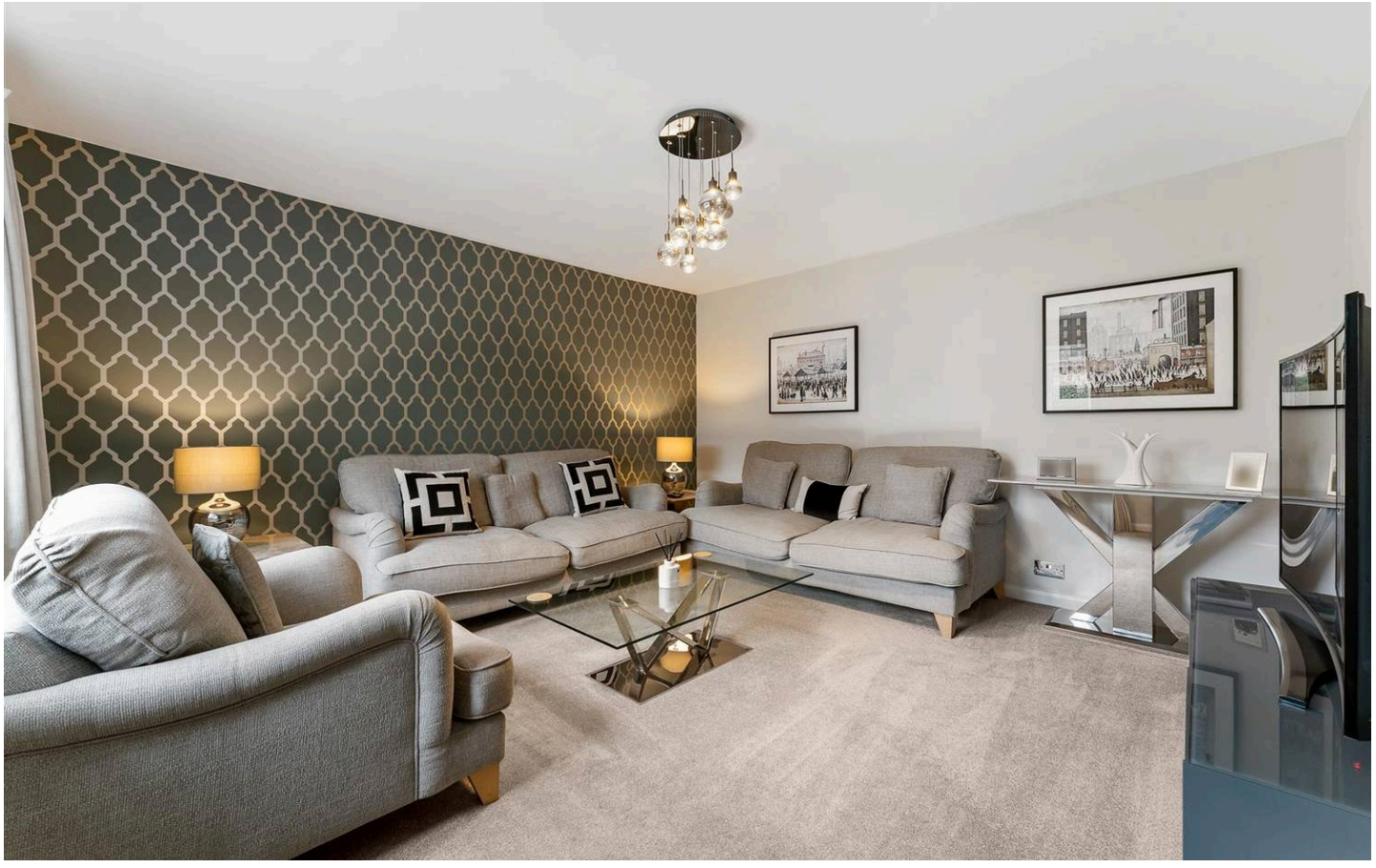


Andrew J Nowell & Company

15 Beechfield Road, Alderley Edge

Guide Price £995,000







15 Beechfield Road

Alderley Edge, SK9 7AT

- Sought After Village Location
- Contemporary Interior
- Four Bedrooms
- Two Bathrooms
- Corner Plot

Enjoying an elevated corner position, this stylish and impeccably presented home has been significantly enhanced by the current owners, with extensions, landscaping and high-quality upgrades throughout.

A newly laid block-paved driveway provides generous parking and leads to a welcoming entrance hall featuring contemporary flooring, bespoke storage and a striking oak and glass staircase.

The ground floor offers versatile living space including a spacious living room and a separate snug or home office, alongside a practical utility/WC. The standout feature is the impressive open-plan kitchen, dining and living area, thoughtfully designed as the heart of the home.

Sleek contemporary cabinetry is paired with Corian worktops, stone accents and a central island, alongside integrated appliances including Siemens ovens and a Quooker tap.

Bifold doors open onto a porcelain terrace, while Crittall-style doors lead to a fitted family room and into a stunning bespoke oak-framed orangery with a roof lantern, creating a bright and seamless flow of living space.



Upstairs, the property offers four well-proportioned bedrooms and two contemporary bathrooms, including a principal suite with fitted wardrobes and en-suite.

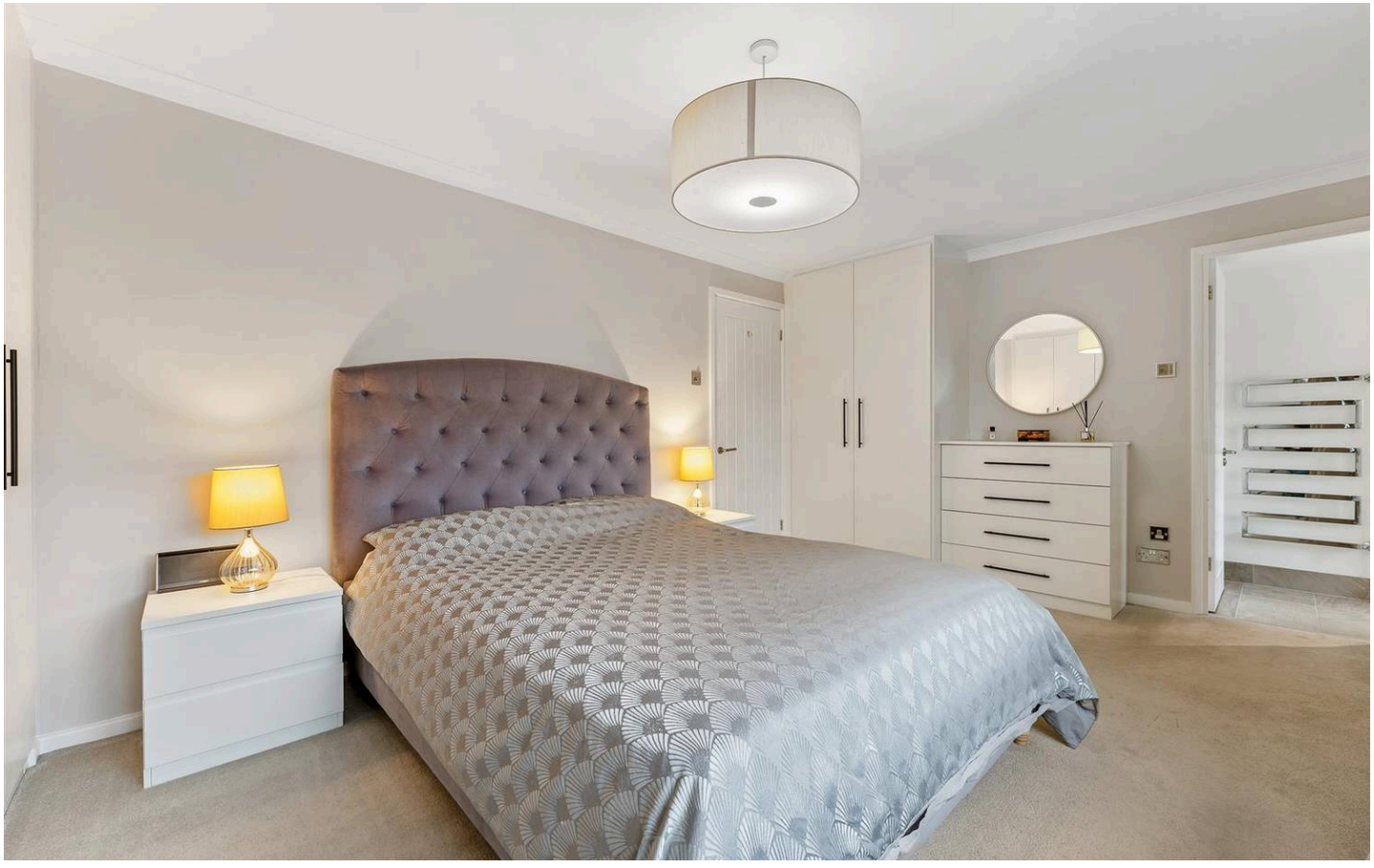
Externally there is an immaculate front garden while the landscaped rear garden features lawned areas, mature planting, a porcelain patio, decked seating with lighting and a powered summer house.

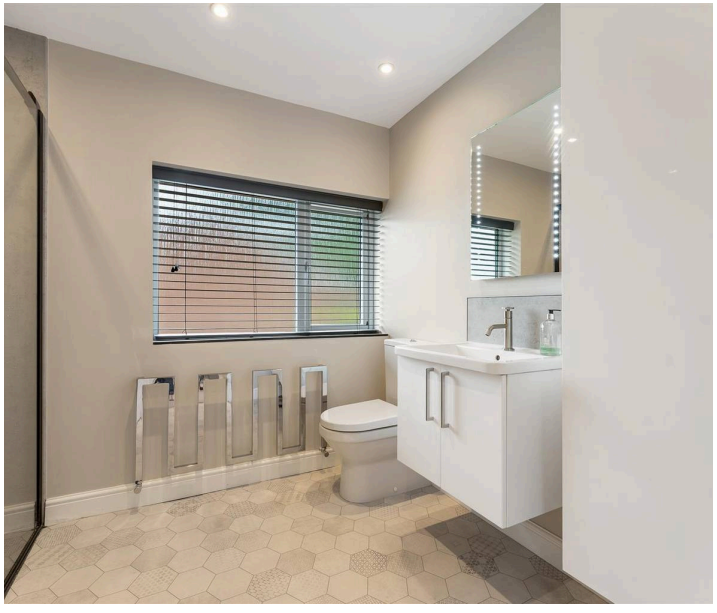
Conveniently positioned close to the village centre, the property is well placed for a range of amenities, reputable schools and transport links.

Important Information

- Council Tax – Cheshire East – Band H
- EPC Rating – D (56/77)
- Tenure – Freehold
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Parking: Driveway & Garage
- What 3 Words – ///sung.dash.grace
- Flood Risk*: Very low risk of flooding
- Broadband**: Standard Broadband available.
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

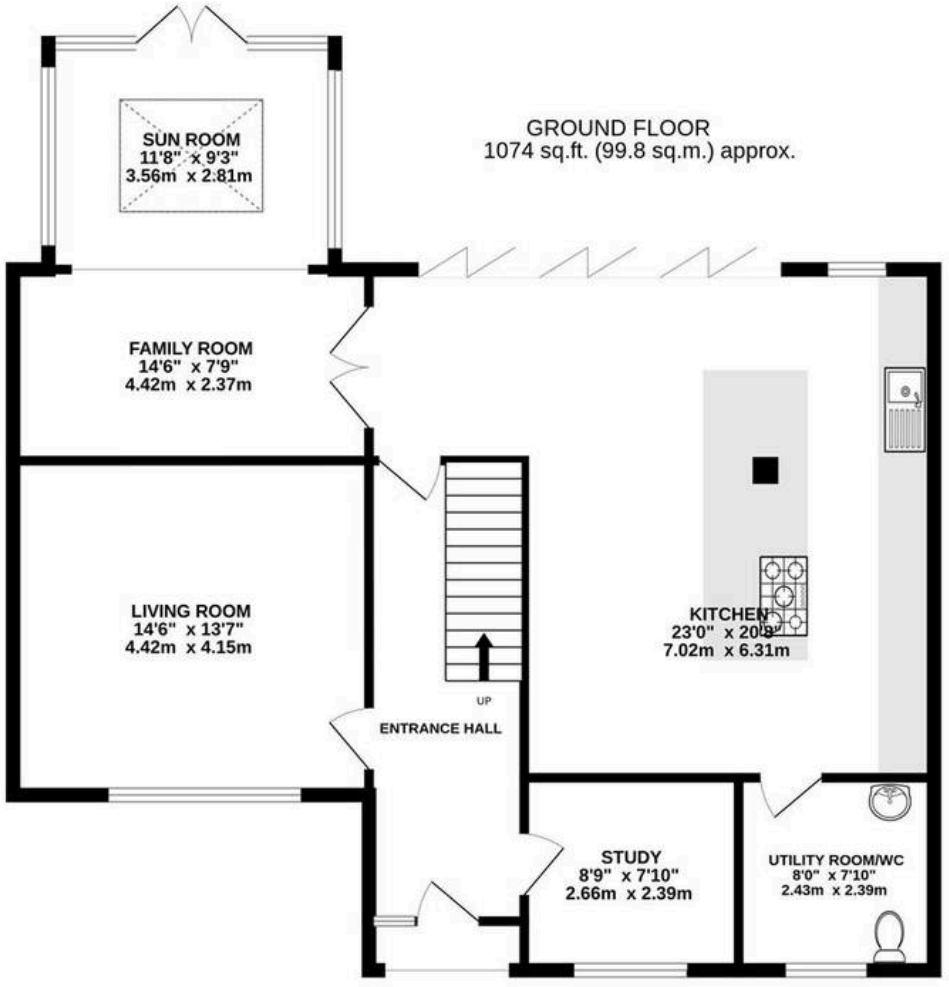
* Information provided by GOV.UK
**Information provided by Ofcom checker.

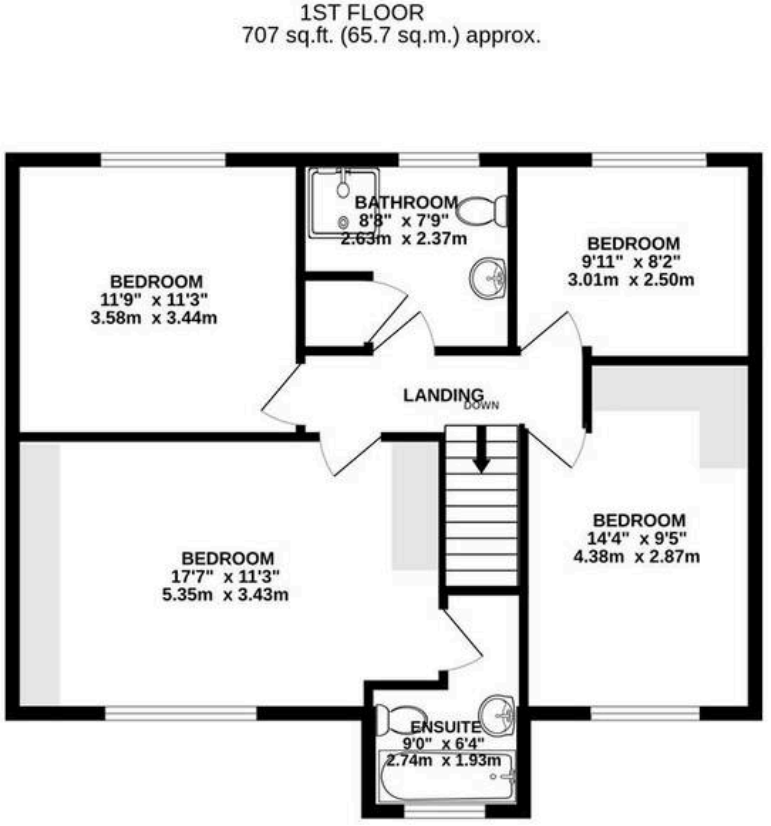












TOTAL FLOOR AREA : 1781 sq.ft. (165.5 sq.m.) approx.

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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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.