



Andrew J Nowell
& Company

27 Devonshire Drive, Alderley Edge

Guide Price **£650,000**

27 Devonshire Drive, Alderley Edge, SK9 7HT

- Extended Family Home
- No Onward Chain
- Walking distance of the village
- Four Bedrooms and Three Bathrooms

27 Devonshire Drive is an impressive and extensively renovated four-bedroom family home, occupying a sought-after position within a popular cul-de-sac, just a short walk from Alderley Edge village. Extending to approximately 1,753 sq.ft., the property was comprehensively remodelled in 2023, including a substantial two-storey extension, new roof and updated electrics. The result is a spacious and beautifully presented home ideally suited to modern family living.

The ground floor is arranged around a welcoming entrance hall, with a well-proportioned living room and separate study positioned to the front. At the heart of the home is the superb 23ft open-plan living dining kitchen, providing an excellent space for both everyday living and entertaining. The contemporary kitchen features dark cabinetry, quartz work surfaces, a large central island and integrated appliances. A wide bank of bi-folding doors opens directly onto the rear garden, while a separate utility room and cloakroom/WC complete the ground floor.

To the first floor is the impressive principal bedroom, extending to over 19ft and complemented by fitted wardrobes and a contemporary en-suite shower room.



There are three further well-proportioned bedrooms together with a modern family bathroom, with both bathrooms finished with contemporary fittings and bespoke tiling.

Externally, the property is approached over a block-paved driveway providing ample off-road parking. To the rear is a private garden with a stone flagged patio and lawn, enjoying a pleasant open aspect towards the neighbouring allotments.

Alderley Edge village is within a short walk and offers an excellent selection of shops, restaurants, cafés and everyday amenities. The railway station provides convenient links to Manchester and London, while Manchester Airport is also within easy reach.

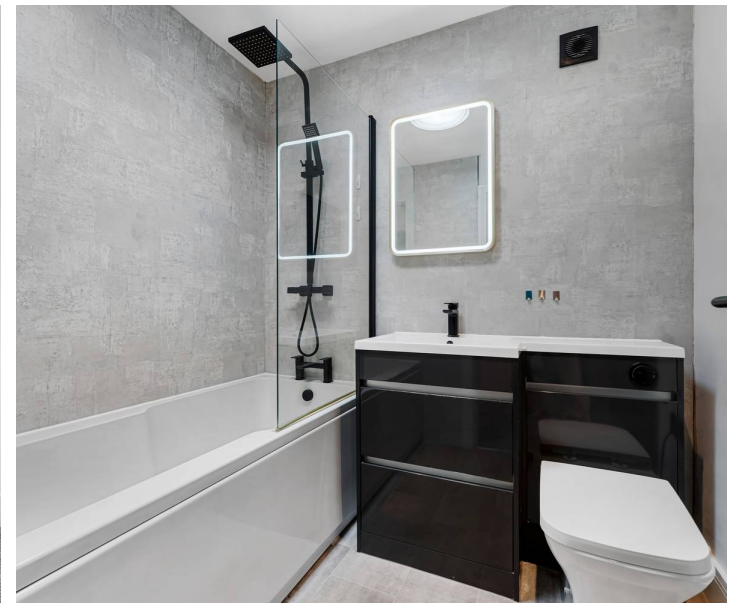
Important Information

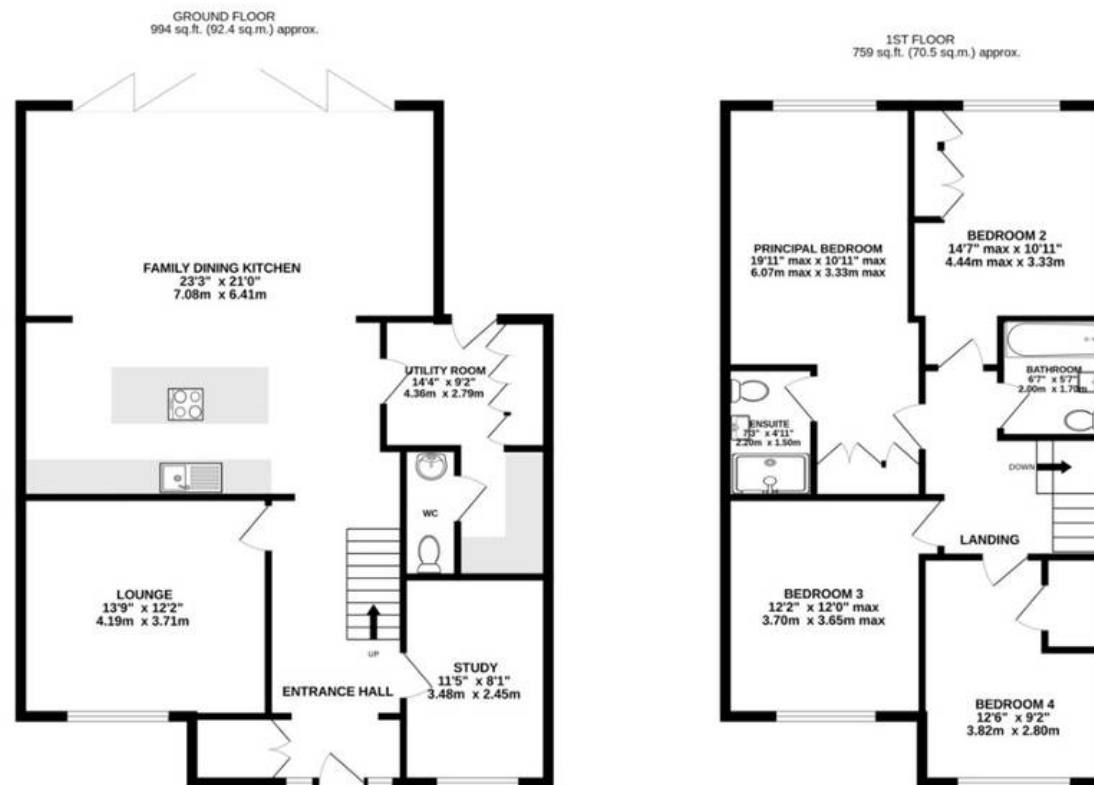
- Council Tax – Cheshire East Band E
- EPC Rating – C (73/82)
- Tenure – Leasehold 942 years remain
- Ground Rent – £12 per annum
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage.
- Parking: Driveway
- What 3 Words – ///spare.once.renew
- The title contains restrictive covenants typical of a 1960's development – Further information is available at our office.
- 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.

*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: 1753 sq.ft. (162.8 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.
Made with Metropix ©2023

Andrew J Nowell & Company

Andrew J Nowell & Co, 8 London Road - SK9 7JS

01625585905 • mail@andrewjnowell.co.uk • www.andrewjnowell.co.uk

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.