



**GASCOIGNE
HALMAN**

11 JERSEY CLOSE, CHELFORD, CHESHIRE, SK11 9FW

THE AREAS LEADING ESTATE AGENT



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Spacious, recently constructed four-bed home offering over 1,700 sq ft of living space across three floors. With landscaped garden, parking for two cars and located within this highly regarded modern development.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks & Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.





DESCRIPTION

This recently constructed home occupies a highly regarded position within the executive development of Cricketers Green, built by the well-respected housebuilder Jones Homes. Offering over 1,700 sq ft of accommodation arranged over three floors, this is a particularly substantial family home and, importantly, offers greater accommodation than any other property of this style within the development, benefiting from additional square footage to the first and second floors over the adjoining passageway.

The scale of the accommodation is immediately impressive, but it is the sense of warmth and homeliness that truly sets this property apart. During the current owners' occupation, the house has been thoughtfully embellished and refined to create a home which combines an exceptional level of presentation with versatility and practicality. The accommodation is equally well suited to those looking to downsize without compromising on space, as it is to young and growing families requiring generous and adaptable living accommodation.

A generous reception hall provides an inviting introduction to the property, with a downstairs WC, staircase rising to the first floor and access to the former garage. This space has been thoughtfully divided to create a useful garden store to the front and a utility area to the rear, although it could readily be reverted to its original configuration if required.

To the rear of the property is a superb open-plan family dining kitchen, which forms the true heart of the home. Beautifully appointed with an extensive range of fitted wall and base units, together with integrated appliances, the kitchen flows naturally into the dining and family living areas. Bi-fold doors open directly onto the rear garden, creating a wonderful connection between the internal and external spaces and providing an ideal setting for both everyday life and entertaining.

The first floor provides an exceptionally generous lounge, featuring an attractive electric fire and two sets of double doors which flood the room with natural light. The principal bedroom is also located on this floor and is particularly well proportioned, benefiting from its own en-suite facilities and offering a comfortable and private principal bedroom suite.

The second floor provides three further bedrooms, giving the property an impressive total of four bedrooms. The second bedroom benefits from its own en-suite facilities, whilst the remaining bedrooms are served by a beautifully appointed family bathroom.

Externally, the property is approached via a block-paved driveway providing parking for two cars, together with access to the former garage/garden store and utility area.

The rear garden has been thoughtfully landscaped with ease of maintenance in mind. A raised decked patio provides an excellent space for outdoor dining and entertaining, whilst areas of artificial lawn create a practical and attractive garden setting. Mature planted pots and borders introduce colour and soften the landscaped design, creating a pleasant and private outdoor environment.

11 Jersey Way represents an exciting opportunity to acquire an exceptionally spacious and beautifully presented home. The scale of accommodation is more akin to that associated with a detached property, whilst the thoughtful improvements made by the current owners have created a warm, welcoming and highly versatile home that should appeal to a particularly broad range of buyers.

DIRECTIONS

SAT NAV: SK11 9FW

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

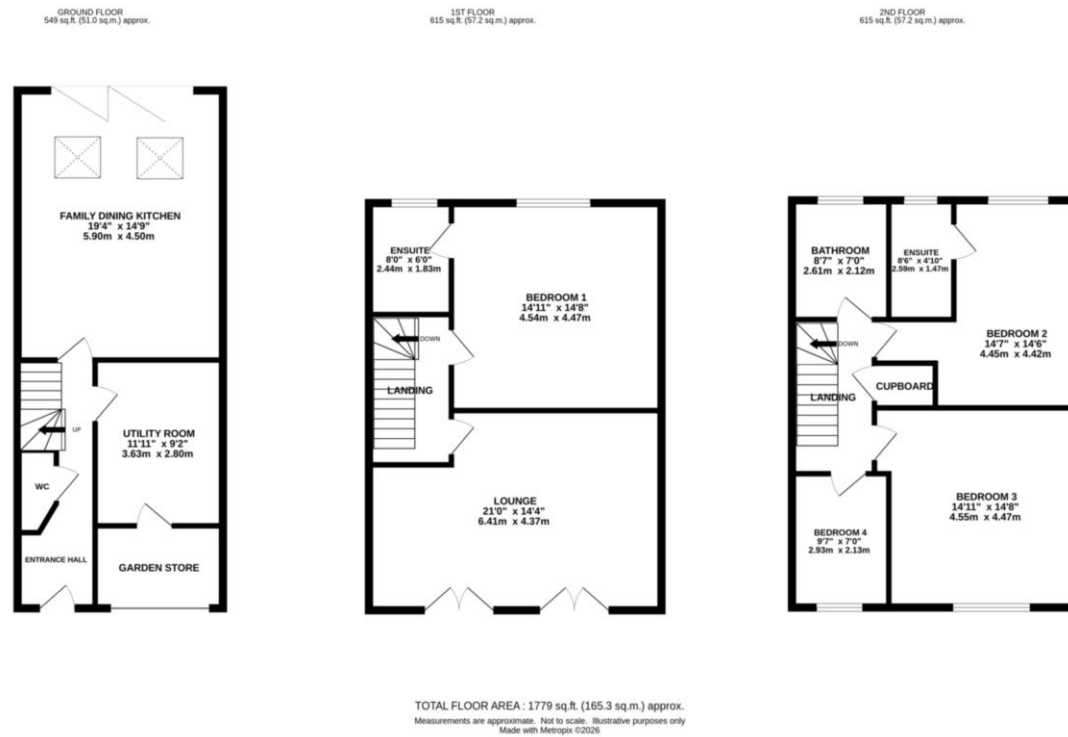
TAX BAND

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VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



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