



Andrew J Nowell
& Company

3 Sutton Road, Alderley Edge
Guide Price £1,595,000



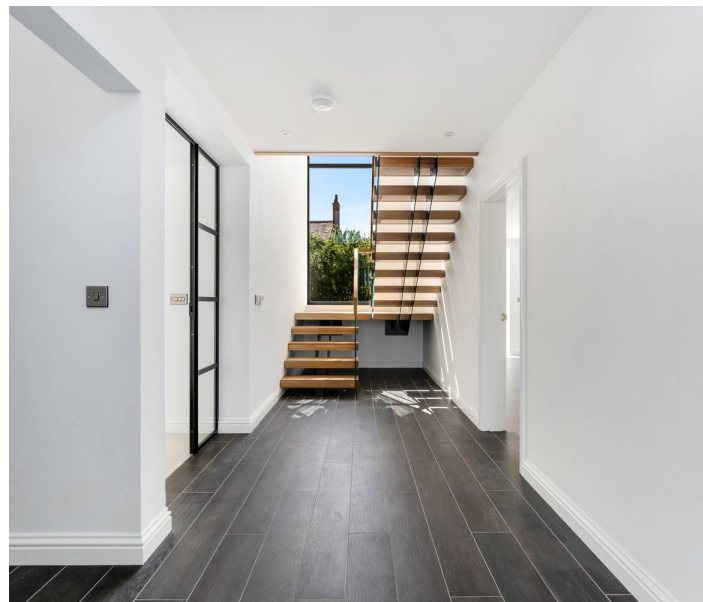
3 Sutton Road, Alderley Edge, SK9 7RB

- Turn Key Condition
- Completely Remodelled and Updated
- Stunning Open Plan Living Kitchen
- Private Rear Garden

Occupying a prime position just a short stroll from the centre of Alderley Edge village, 3 Sutton Road is an exceptional detached residence that has been comprehensively remodelled, extended and refurbished to an exacting standard. Extending to over 2,600 sq.ft., the property combines striking contemporary design with practical family living.

A bright and welcoming reception hall with a contemporary floating staircase leads to a generous living room, separate study and the spectacular 34ft open-plan living dining kitchen. Beautifully appointed with bespoke cabinetry, quartz worktops, Siemens integrated appliances and a large central island, this impressive space is flooded with natural light through expansive sliding doors opening onto the south-facing terrace and landscaped garden. A utility room, cloakroom/WC and additional storage complete the ground floor.

To the first floor are five well-proportioned bedrooms. The principal suite benefits from a dressing area and luxurious en-suite shower room, whilst a second bedroom also enjoys en-suite facilities. Three further double bedrooms are served by a stylish family bathroom.





Externally, the property offers a generous driveway providing ample off-road parking and a private rear garden with a large porcelain terrace, ideal for outdoor dining and entertaining. Located in one of Cheshire's most sought-after villages, the property is within walking distance of Alderley Edge's excellent restaurants, cafés, boutique shops and railway station, with Manchester city centre and the airport both easily accessible.

Having been completely transformed with brand new internal fittings throughout, 3 Sutton Road offers a rare opportunity to acquire an exceptional turnkey family home in a highly desirable location.

Important Information

- Council Tax – Cheshire East – Band G
- EPC Rating – C (78/81)
- Tenure – Freehold
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Parking: Driveway
- What 3 Words – ///ledge.broker.nods
- 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.

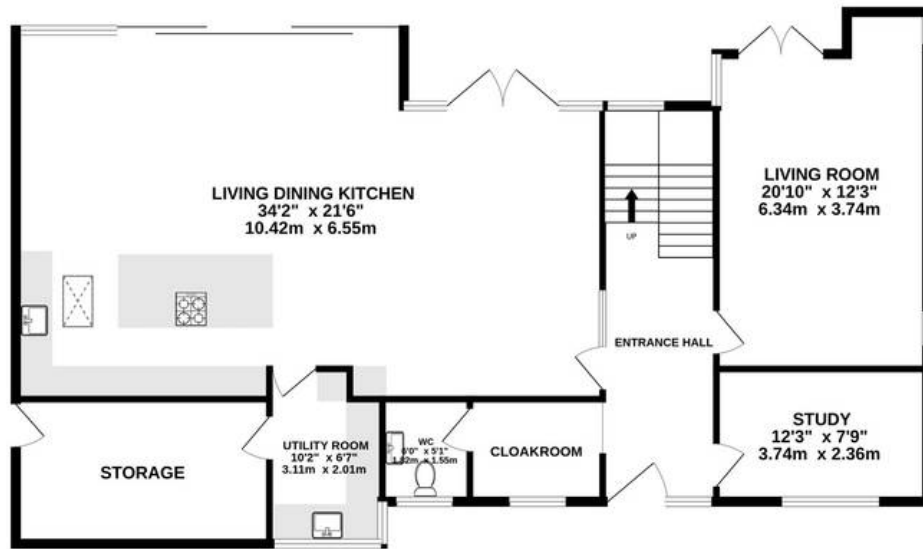
* Information provided by GOV.UK

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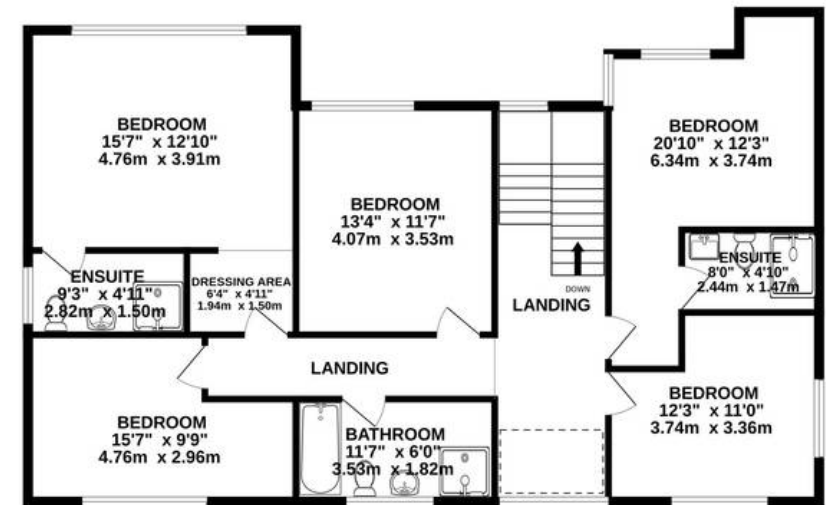




GROUND FLOOR
1425 sq.ft. (132.4 sq.m.) approx.



1ST FLOOR
1180 sq.ft. (109.7 sq.m.) approx.



TOTAL FLOOR AREA : 2606 sq.ft. (242.1 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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