



Andrew J Nowell
& Company

11 Haddon Close, Alderley Edge
Guide Price £1,000,000



11 Haddon Close, Alderley Edge, SK9 7RD

- Extended Detached Family Home
- Walking Distance To Village
- Two Reception Rooms
- Refitted Kitchen
- Five Bedroom
- Large Corner Plot

11 Haddon Close is a spacious family home which has been carefully and tastefully remodelled by the current owners and offers well-balanced and versatile accommodation extending to over 2,300 square feet.

On the ground floor is an entrance porch and hallway with large cloaks cupboard and downstairs WC. From the entrance hall is the study and the 24ft dual aspect living room with central fireplace and doors opening to the garden. There is a stunning recently refitted open plan kitchen/dining room with large breakfast bar, quartz worksurfaces and integrated appliances, off the kitchen is a family room/snug with log burning stove and doors to the garden.

In addition on the ground floor is a good-sized utility room and the garage. The garage has been partitioned to use as an office/workshop with the front ideal for storage.

To the first floor is the principal bedroom suite with a large run of fitted wardrobes and an en-suite bathroom. There are four further double bedrooms (one currently fitted as an office) and the family bathroom.



Externally the property is approached by a large block paved driveway offering ample parking for several vehicles and leading to the garage (there are solar panels and an electric charging point). The gardens extend to the side and rear and enjoy a great degree of privacy due to the corner position. The gardens are mainly laid to lawn with large stone flagged patios and a timber summer house.

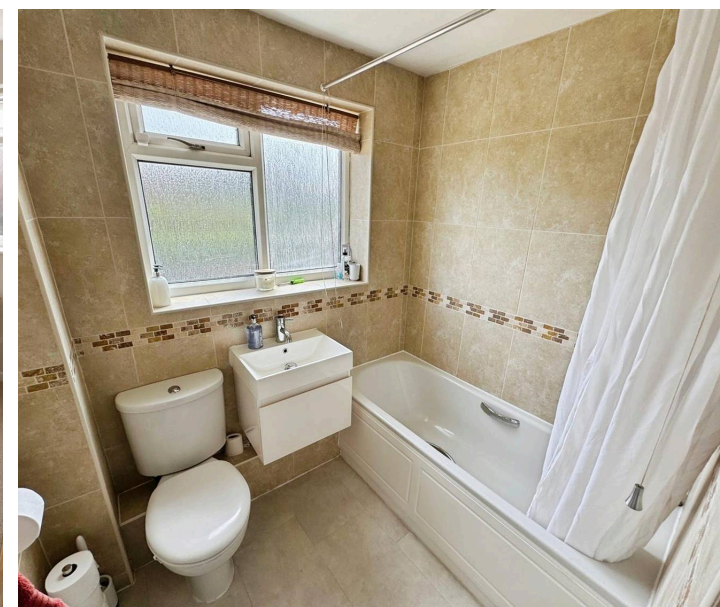
Haddon Close is a secluded cul-de-sac within a short walk of the village centre. The village offers everything for day-to-day needs along with the train station with links to Manchester and London.

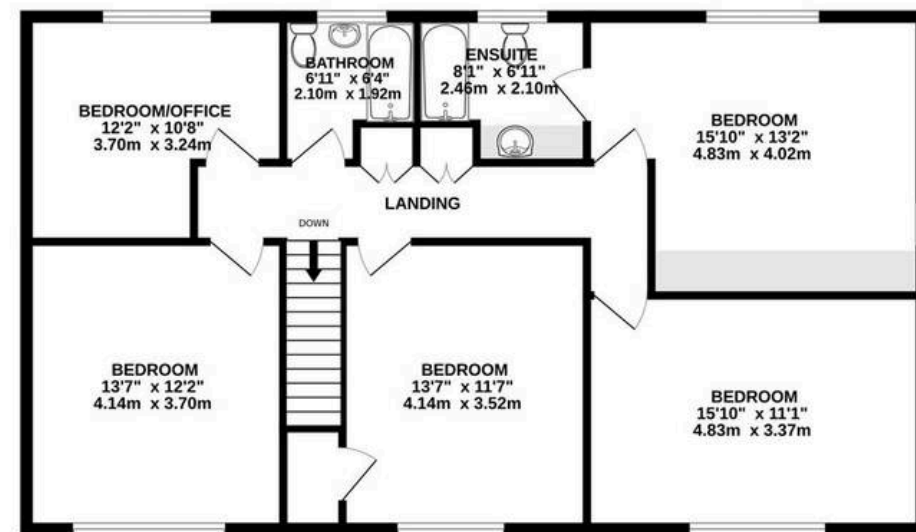
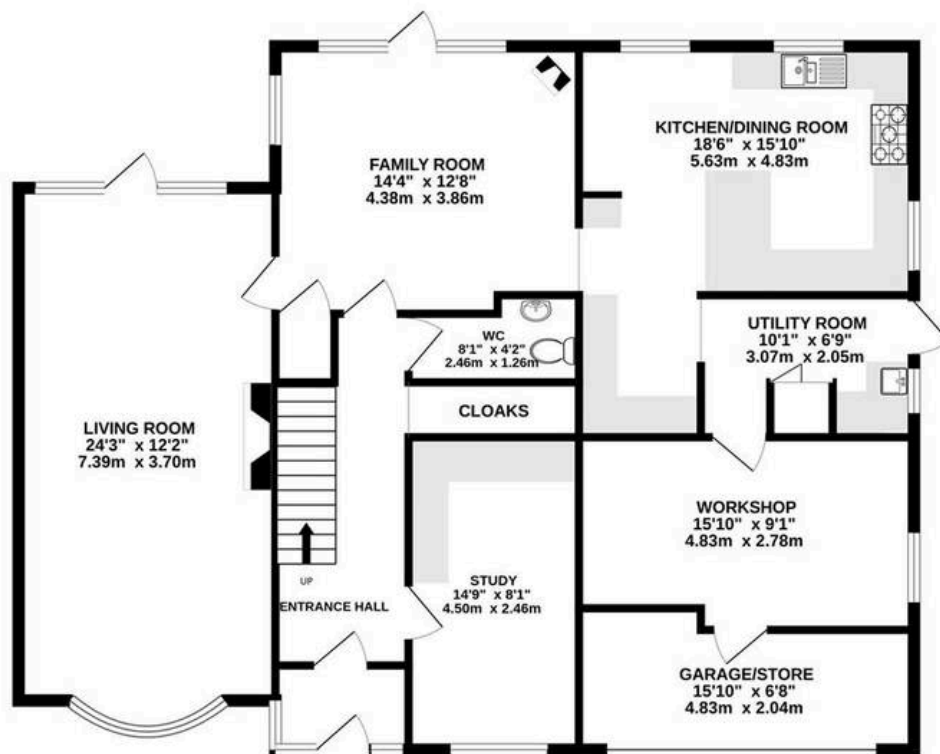
Important Information

- Council Tax – Cheshire East – Band G
- EPC Rating – C (76/80)
- Tenure – Freehold
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage. Solar pannels
- Parking: Driveway
- What 3 Words – ///using.park.types
- 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.





TOTAL FLOOR AREA : 2323 sq.ft. (215.8 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.

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