

11 Downesway
Alderley Edge

Guide Price £950,000

Andrew J Nowell
& Company



11 Downesway, Alderley Edge, SK9 7XB

An immaculate extended family home situated on this popular cul-de-sac within a short walk of the village centre.

- Open Plan Living
- Village Location
- Principal Suite
- Solar Panels

Having undergone a significant remodel by the current owners this extended family home boasts spacious and versatile accommodation extending to over 2,200 sq.ft.

The statement of this home is the stunning open plan living kitchen with bi-folding doors opening onto the garden. The kitchen has bespoke cabinetry with large central island with Quartz waterfall worksurfaces, integrated Smeg appliances, hot water tap, soft lighting and built-in breakfast pantry. The kitchen opens to a family area with contemporary fireplace and media wall with a dining area with picture window all with underfloor heating.

Off the kitchen through Crittall style doors is a sitting room/snug. There is a central entrance hall with herringbone flooring, open tread oak staircase with large cloaks cupboard and modern WC off. There is a second reception room utilised as a playroom. Off the kitchen is a large, practical pantry and a utility room with outside access.





Upstairs is the principal bedroom suite with vaulted ceiling, dressing area and en-suite shower room. There are three further double bedrooms and the stylish family bathroom with central free-standing bath and walk in shower.

Externally the property is approached via driveway offering ample off-road parking and leading to the half garage ideal for storage with electric car charger. To the rear is a large, decked area off the kitchen and a lawn with raised beds and mature borders.

Situated a short walk from Alderley Edge village Downesway offers a secluded position with all the benefits of village life and the local train station with links to Manchester and London.

Important Information

Council Tax – Cheshire East Band G

EPC Rating – D (65/79)

Tenure – Leasehold 940 years remain
Ground Rent – £20 per annum

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage,
Solar Panels with battery.

Parking: Driveway

What 3 Words – [///resist.drew.voice](https://resist.drew.voice)

The title contains covenants typical of a 1970's development – further information is available from the office.

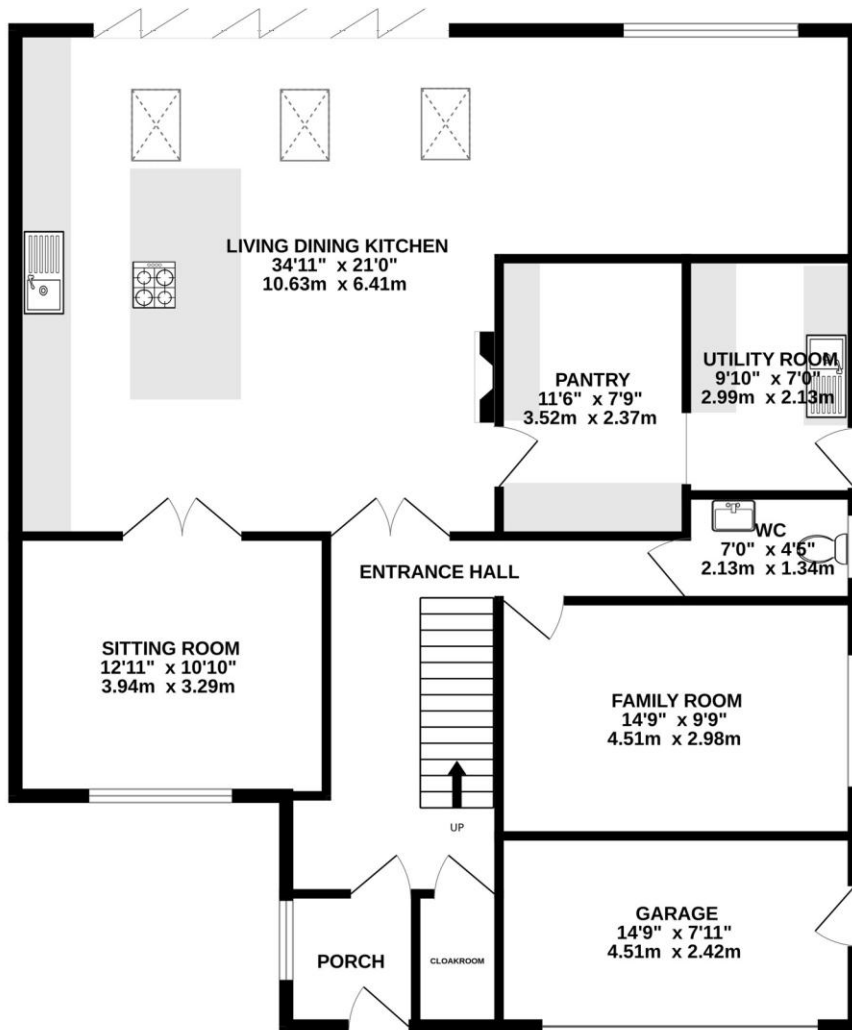
Flood Risk*: Very Low risk of flooding
Broadband**: Ultrafast broadband available
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

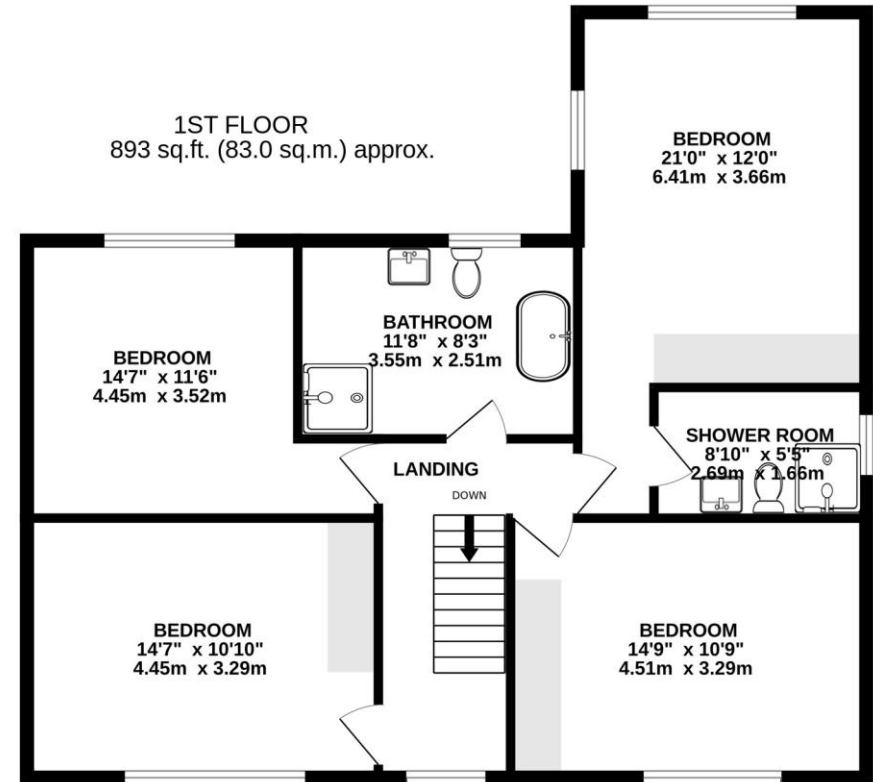
**Information provided by Ofcom checker.

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.

GROUND FLOOR
1334 sq.ft. (123.9 sq.m.) approx.



1ST FLOOR
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 2227 sq.ft. (206.9 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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