



**Cedar Court, Edenhurst Drive, Altrincham,
Trafford, WA15**

Offers Over: £600,000

Freehold

Nestled within an exclusive private gated development in the heart of Timperley, this truly exceptional semi-detached home offers a rare opportunity to acquire a property unlike any other in the local area. Beautifully positioned with virtually no passing traffic, the development provides a peaceful and secure setting, while remaining perfectly placed for everyday convenience. Finished to an outstanding specification throughout, this freehold home has been meticulously transformed by the current owners with significant investment, resulting in a residence that effortlessly combines luxury, style and practicality.

What truly sets this home apart is its individuality. Whilst Cedar Court is a highly regarded development in its own right, every aspect of the home has been carefully considered, from the bespoke interior design to the premium fixtures and fittings installed throughout. The result is a property that simply cannot be directly compared offering prospective purchasers a genuinely unique opportunity to own one of Timperley's finest homes.

Approaching the property, the quality is immediately apparent. A private driveway provides parking for two vehicles whilst a remote-controlled electric garage offers further secure parking and storage, while an EV charging point has been installed for modern convenience. To the rear, the beautifully maintained south-facing garden provides a private sanctuary, enjoying sunshine throughout the day and creating the perfect setting for outdoor entertaining or relaxing. A substantial recently installed 2.7m x 2.7m storage shed provides excellent additional storage.

Stepping inside, the attention to detail continues throughout the beautifully designed interior. The entire ground floor benefits from water-fed underfloor heating, individually controlled via a smartphone app, ensuring exceptional comfort and efficiency. Premium Camaro luxury vinyl flooring flows through the hallway and living room, while elegant plantation shutters have been fitted throughout the property, enhancing both privacy and the overall aesthetic. Brand-new Rehau windows and a premium Rockdoor entrance door have recently been installed, with the impressive floor-to-ceiling bespoke windows in the living room flooding the space with natural light and creating an attractive window seat overlooking the garden. A stylish media wall forms an impressive focal point within the living room, while a newly fitted downstairs WC adds further practicality. The ground floor also benefits from a comprehensive alarm system for added peace of mind.

At the heart of the home lies an exceptional Next125 German kitchen, designed to the highest specification and perfectly suited to modern family living. Beautiful Dekton worktops complement the sleek contemporary cabinetry, while an externally ducted vented induction hob ensures cooking odours are efficiently removed. Integrated premium appliances include a Liebherr fridge freezer, Neff oven, combination microwave and built-in coffee machine, alongside two integrated warming drawers. A practical pantry and bar area keeps everyday appliances neatly hidden away, maintaining the kitchen's clean, minimalist appearance. Completing this outstanding space is an innovative boiling water tap providing instant boiling, filtered chilled and sparkling water, together with elegant large-format luxury tiling.

Upstairs, the luxurious finish continues with bespoke fitted bedroom furniture creating stylish and practical storage solutions. The front bedroom enjoys French doors opening onto a charming private balcony overlooking the beautifully maintained cedar garden, providing a wonderful place to sit and enjoy the peaceful surroundings. The recently installed family bathroom, completed within the last four months by Tile By Tile, has been finished to an exceptional standard with luxurious fittings and contemporary styling

Adding further appeal, the property offers exciting future potential with planning permission already granted for both a substantial loft conversion to create an additional double bedroom with en-suite, and a ground floor extension to accommodate a utility room, allowing future owners to further enhance an already remarkable home if desired.

The location is one of the home's many standout features. Timperley Village is just a five-minute walk away, offering a variety of shops, cafés and everyday amenities. The M56 motorway is only minutes away, providing excellent access to Manchester City Centre, Manchester Airport, Cheshire and beyond, while Park Road Metrolink is approximately five minutes by car or a 25-minute walk. Wythenshawe Hospital, Altrincham and Hale are all within easy reach, and the property is ideally positioned for an excellent choice of highly regarded schools, including Heyes Lane Primary School, Wellington School, Altrincham College, Altrincham Grammar School for Boys and St Ambrose College. For those who enjoy the outdoors, Timperley Green, Stamford Park, Halecroft Park, Broomwood Park and Larkhill Park are all close by.

- EPC D
- Freehold
- Council Tax Band F

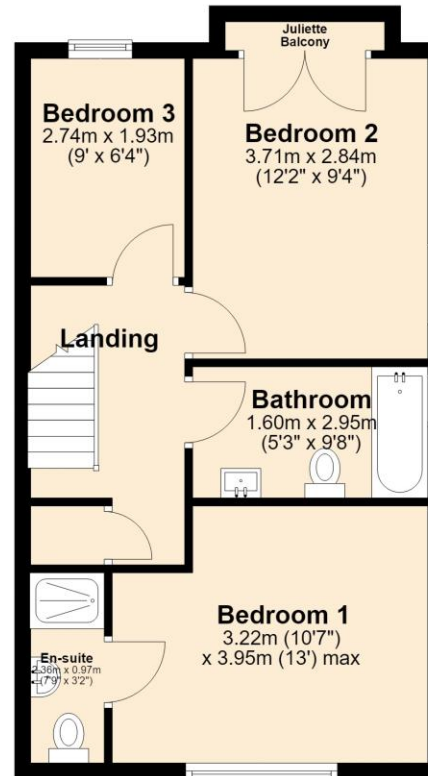
Ground Floor

Approx. 53.9 sq. metres (580.3 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



Total area: approx. 98.2 sq. metres (1056.8 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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