



**GASCOIGNE
HALMAN**

17 GRASMERE ROAD, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



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An exceptional detached bungalow, within close proximity of Alderley Edge village, extensively renovated to a high specification and offered in true turnkey condition.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and 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

Situated within beautifully landscaped gardens and set discreetly back from the road, this exceptional detached bungalow presents a rare opportunity to acquire a truly turnkey home, meticulously reimagined through an extensive back-to-brick renovation. The current owners have spared no expense in creating a residence of outstanding quality, where contemporary design meets thoughtful practicality, all within comfortable walking distance of Alderley Edge Village.

From the moment of arrival, the property makes a striking first impression. Its crisp rendered elevations, paired with a recently installed roof and carefully considered architectural detailing, create a clean external aesthetic. The approach is equally impressive, with a generous block-paved driveway providing ample gated parking and leading to a detached single garage, all framed by lawns and well-tended borders.

The welcoming entrance porch immediately sets the tone for the home, this space offers both practicality and transition into the heart of the property. Beyond lies the stunning principal open-plan living space, a beautiful environment designed for modern living. Underfloor heating runs seamlessly through this space, enhancing comfort while maintaining the clean, uninterrupted lines of the interior.

This generous space has been expertly zoned to create areas for cooking, dining, and relaxation. The kitchen is of contemporary design, featuring sleek high-gloss units, quartz work surfaces, and an extensive range of integrated NEFF appliances. A breakfast bar provides the perfect setting for informal dining, while the adjacent dining area offers a pleasant space for more formal occasions.

Flowing effortlessly from here is the inviting lounge area, where a recently installed inset electric fire creates a striking focal point. This entire space is unified by an abundance of natural light, enhancing the sense of openness.

Practicality is equally well considered, with a beautifully finished utility room offering additional storage and dedicated laundry facilities. Beyond this, a separate study provides an invaluable and versatile space, ideal for home working.

An inner hallway leads to the bedroom accommodation, creating a clear sense of separation from the living areas. The principal bedroom benefits from an extensive range of fitted furniture. The ensuite is finished to an exceptional standard, featuring both a bath and a walk-in wet area, combining indulgence with contemporary style.

The second bedroom is generously proportioned and benefits from fitted wardrobes, making it equally suited for guests or family members. The main shower room, beautifully refurbished with high-quality fixtures and elegant finishes, serves this space.

Outside, the gardens are a true extension of the home. The front garden presents an attractive setting with its lawn and decorative planting, while the rear garden is wonderfully private. A patio creates the perfect space for outdoor dining and entertaining, complemented by a well-maintained lawn and mature and well-stocked borders.

Every element of this home reflects careful planning, exceptional craftsmanship, and a commitment to quality. The result is a residence that offers not only visual appeal but also effortless, comfortable living. All located within close proximity to Alderley Edge village.

DIRECTIONS

SAT NAV: SK9 7US

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

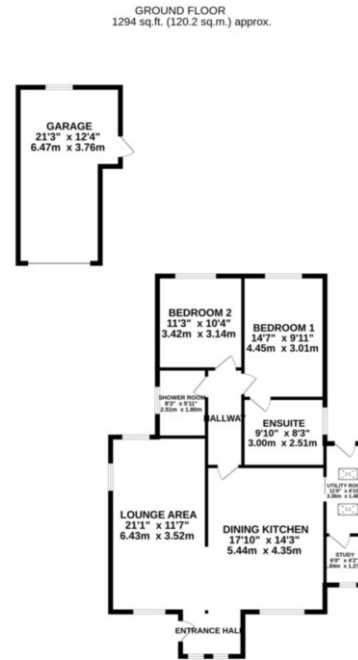
TAX BAND

Band: E

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA: 1294 sq ft (120.2 sq m) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Harkupr (2023)

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