GASCOIGNE HALMAN

3 WILTON CRESCENT, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT

3 WILTON CRESCENT, ALDERLEY EDGE

A thoughtfully extended & beautifully improved five bedroom detached family home extending to over 2,100 sq ft (approx), ideally located within close proximity of Alderley Edge village. Offering spacious and well-presented accommodation throughout and a delightful Westerly face rear garden with views over open fields.

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

This generous detached family home occupies a highly desirable position within one of Alderley Edge's most popular residential areas and is conveniently located within easy reach of the village centre, local shops, restaurants and highly regarded schools. Having been extended, thoughtfully improved and well maintained by the current owners, the property offers beautifully presented and exceptionally spacious accommodation extending to over 2,100 square feet in total. A particular feature of the home is the delightful westerly-facing rear garden which enjoys attractive open views across fields to the rear, providing a wonderful sense of privacy and an ideal setting for family living.

The property is approached via a welcoming entrance hall which immediately sets the tone for the generous proportions found throughout the home. A delightful window overlooks the rear garden, drawing natural light into the space and creating an attractive outlook. From here, access is provided to the principal ground floor accommodation. The lounge is a particularly impressive reception room, featuring a large window to the front elevation which fills the room with natural light, together with a feature fireplace that provides a focal point and adds warmth and character to the space.

To the rear of the property is the dining area, ideally positioned to enjoy views over the garden and benefiting from sliding doors that open directly onto the patio. This creates a seamless connection between the indoor and outdoor spaces, making it an excellent area for both everyday family life and entertaining guests. The dining space is served by a well-appointed kitchen fitted with a comprehensive range of units and work surfaces, providing both practicality and style. The ground floor is further complemented by a useful utility room and a conveniently located downstairs WC.

An integral double garage provides excellent storage and secure parking. In addition to its current use, the garage offers exciting potential for conversion into additional living accommodation or a further reception room, home office or playroom, subject to the necessary consents.

To the first floor, the property continues to impress with exceptionally generous bedroom accommodation. There are five well-proportioned bedrooms in total, making the property ideally suited to families requiring flexible living space. The principal bedroom suite is particularly impressive and benefits from a walk-in wardrobe area together with a private ensuite facility, creating a comfortable and private retreat. The remaining bedrooms are all well sized and versatile, suitable for family members, guests or home working if required. A beautifully presented family bathroom serves the remaining bedrooms and is finished to a high standard.
Externally the property enjoys attractive gardens to both the front and rear. To the front, a driveway provides ample off-road parking and access to the double garage. The front garden is attractively arranged with a lawned area complemented by well-stocked beds and borders which add colour and maturity to the approach.

The rear garden is undoubtedly one of the standout features of this wonderful home. Enjoying a desirable westerly aspect, the garden benefits from afternoon and evening sunshine and provides a superb outdoor space. The garden is predominantly laid to lawn and is framed by mature beds and borders which create an attractive and private setting. An elevated patio terrace offers the perfect place for outdoor dining and entertaining while taking in the far-reaching views across the fields beyond.

In summary, this is an absolutely delightful and substantial family home which has been carefully improved by the current owners to provide spacious, comfortable and well-presented accommodation in a highly convenient location.

DIRECTIONS

SAT NAV: SK9 7RE

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

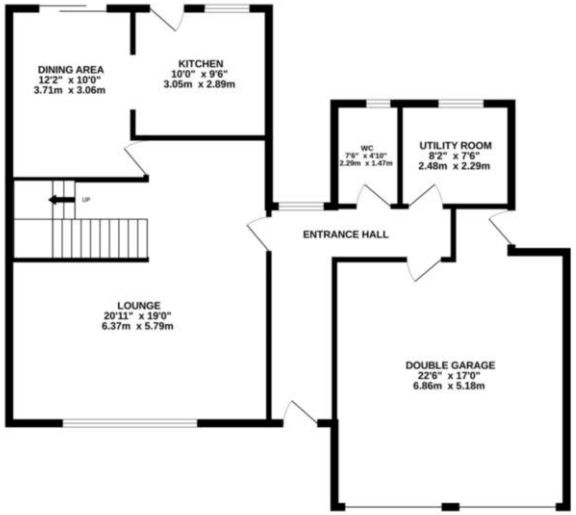
Band: G

VIEWINGS

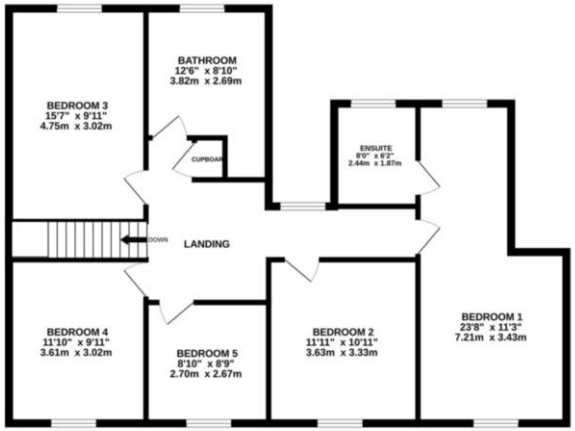
Viewing strictly by appointment through the Agents.

| FLOORPLAN

GROUND FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



1ST FLOOR
1007 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA : 2118 sq.ft. (196.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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