



## Plot 22 Alderwood Gardens

CW5 8DJ

Asking Price £420,000



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2



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STEPHENSON BROWNE

**\*\*\*NOW RESERVED!\*\*\*** Set within the heart of a beautiful rural village and forming part of the exclusive Alderwood Gardens development of just 31 homes, The AUDLEM is a superbly crafted four-bedroom detached home offering the very best of modern living in a truly idyllic countryside setting. Built by an award-winning developer, this is one of the final four plots remaining and is complete and ready for immediate occupation, subject to legal completion.

Externally, the property makes an immediate impression with its handsome traditional brick façade, complemented by Marley Edgemere roof tiles, flush casement windows and artstone window sills, reflecting a timeless design that sits effortlessly within its village surroundings. Inside, the home has been thoughtfully designed to combine elegance, comfort, and practicality. At its heart lies a spacious open-plan kitchen, dining, and family room, ideal for both everyday living and entertaining. Aluminium bi-fold doors seamlessly connect the interior to the enclosed rear garden, creating a wonderful sense of space and light. A separate lounge provides a quieter retreat, featuring patio doors opening onto the garden and large front-facing windows that flood the room with natural light.

The first floor offers four generously proportioned bedrooms, including a luxurious principal suite with en suite shower room, alongside a beautifully appointed family bathroom finished to a high standard. Quality, security, and efficiency are evident throughout, with double-glazed UPVC windows with integrated locks, a composite front door with multi-point locking, and mains-powered smoke and carbon monoxide detectors providing peace of mind. The home is also future-ready, featuring an electric vehicle Mode 2 charging point.

Outside, a block-paved driveway leads to a detached garage, offering ample parking and storage. The gardens are laid to lawn with flagged paths and patios, while timber fencing ensures privacy to the rear.



### **Entrance Hall**

### **Living Room**

11'3" x 21'7"

### **Kitchen/Dining Room**

11'8" x 25'8"

### **Utility Room**

6'3" x 7'4"

### **W.C**

### **Stairs to First Floor**

### **Bedroom One**

11'5" x 11'6"

### **En-Suite**

6'10" x 7'1"

### **Bedroom Two**

9'11" x 11'6"

### **Bedroom Three**

9'1" x 11'8"

### **Bedroom Four**

9'10" x 11'7"

### **Bathroom**

### **Externally**

The property has a private driveway offering off road parking. To the rear, the garden is fully enclosed and laid to lawn. This plot has an EV charger.

### **Garage**

Detached single garage.

### **Council Tax**

New build - rate not available yet

### **AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### **Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Why choose us?**

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.

### **Management Charge**

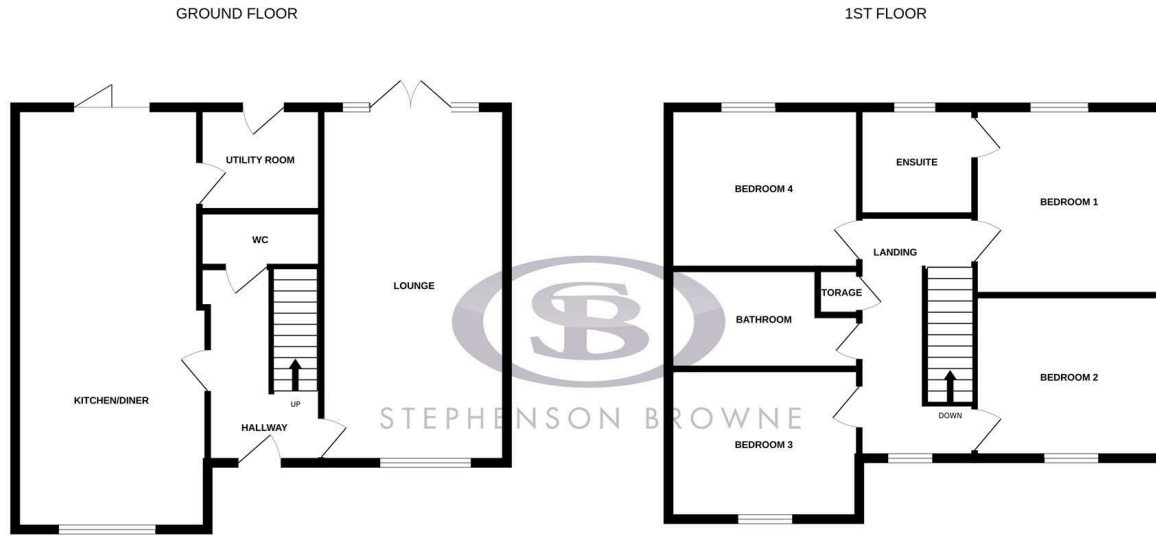
There is an annual management charge of £280.00.



- Just 2 Remaining Plots Of This Build With Stamp Duty Paid (subject to terms), Part Exchange and Assisted Move options are considered.
- Set Within A Beautiful Rural Village, Part Of An Exclusive Development Of Just 31 Homes
- Crafted By An Award-winning Builder, Renowned For Quality And Attention To Detail
- A Stylish Four-bedroom Detached Home Designed For Modern Family Living
- Impressive Open-plan Kitchen, Dining And Family Space, Ideal For Entertaining
- Bi-fold Doors Opening Onto The Garden, Perfect For Indoor-outdoor Living
- A Cosy Separate Lounge For Relaxing Evenings
- Principal Bedroom With En Suite, Plus A Luxury Family Bathroom
- Private Driveway And Detached Garage Providing Ample Parking And Storage
- Future-ready Features Including An electric Vehicle Charging Point And A 10-Year ICW New Home Warranty

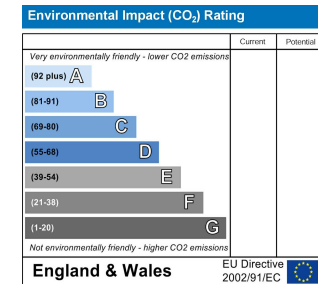
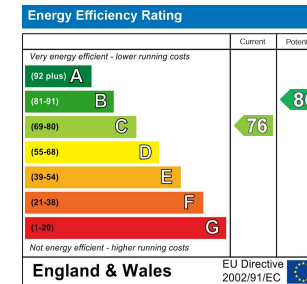


## Floor Plan



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.  
Made with Metropix 5/2025.

## Area Map



## Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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