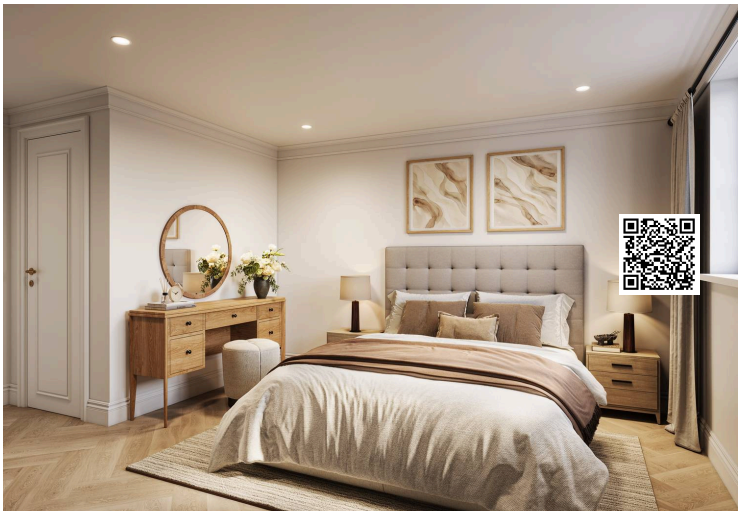






Alder House, Irelands Cross, Weston Way

£425,000 Freehold

Far reaching countryside views beyond the rear garden • Open plan kitchen, dining and living space extending from the front to the rear of the home • Two sets of French doors opening from the living area towards the garden • Three first floor bedrooms, one with a private en-suite • Private driveway with single garage • Being finished to an exceptional standard • Located at Ireland's Cross, close to Woore's village amenities • Due for completion Summer/Autumn 2027





Description

Alder House offers a chance to turn over a new leaf in a countryside setting. This three bedroom semi-detached new home combines a sociable open plan kitchen, dining and living space with far reaching views directly beyond the rear garden. French doors connect the living area to the outdoors, while a generous driveway and garage gives the property its own individual approach.

The entrance hall provides access to the ground floor cloakroom before opening into the kitchen area at the front of the house. From here, the space flows into the dining and living areas, allowing conversation and activity to move easily between them.

At the rear, there is room for a dining table and comfortable seating. Two sets of French doors open onto the garden, allowing natural light to fill the room while drawing attention to the countryside beyond. The open plan arrangement creates a bright and welcoming space, equally suited to everyday family life and entertaining.

Upstairs, the principal bedroom is positioned at the rear and benefits from its own en-suite. Bedroom three also faces towards the rear and could serve as a child's bedroom, guest room or workspace.

Bedroom two sits towards the front of the house. It is served, along with bedroom three, by the separate, well-appointed family bathroom.

Alder House enjoys direct access from the road, with a generous driveway and single garage, while the rear garden offers a wonderful place to relax and appreciate the open countryside outlook. The seamless connection between its living space, garden and surrounding views gives this thoughtfully designed home its distinctive appeal.

Specification at a Glance

- Contemporary fitted kitchen with quality integrated appliances.
- Two sets of French doors, recessed LED downlights and under cabinet lighting.
- Air source heat pump and app-controlled underfloor heating throughout the ground floor.
- Electric vehicle charging point and pre-installed three-phase electricity supply.
- Wiring infrastructure for future air conditioning and fibre-to-the-premises broadband infrastructure.
- CCTV, PIR movement sensors and internal garage security sensors.
- Ten-year structural warranty.

Ireland's Cross – Village Living with a Countryside Setting

Occupying an appealing position on the edge of Woore, the Ireland's Cross development is a small collection of ten new homes, predominantly surrounded by countryside. With a choice of two and three bedroom semi-detached houses and substantial four and five bedroom detached homes, the development offers a varied mix of accommodation to suit different stages of life.

The setting is a particular attraction, with homes 1 - 6 enjoying enviable countryside views beyond their rear





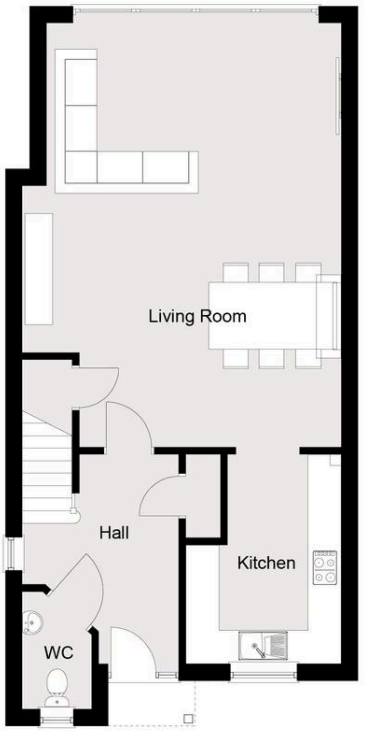


Turn over a new leaf at Alder House. This 3 bedroom semi-detached new home offers open plan kitchen, dining and living space and far reaching countryside views beyond the rear garden.

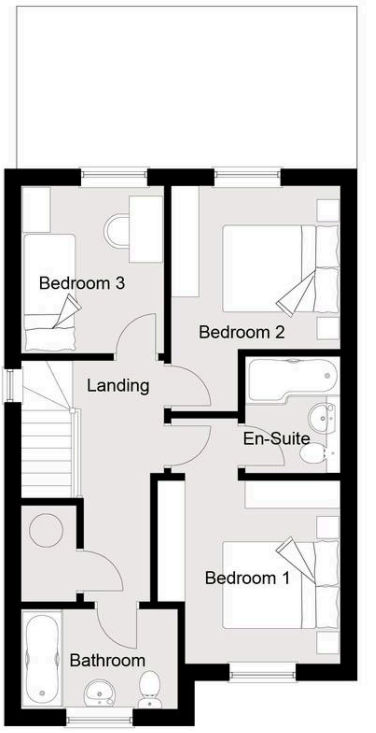








Ground Floor Plan
G.I.A. 66m²
N.I.A. 64.25m²



First Floor Plan
G.I.A. 51.75 m²
N.I.A. 49.2 m²

Plot 3