

3 Congleton Close, Alderley Edge, Cheshire, SK9 7AJ

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An impressive re-modeled and extended detached family home with high quality contemporary style fittings throughout offering well balanced and versatile accommodation. Located in a quiet setting within easy reach of the village centre.

The property is situated in a private cul-de-sac of just four properties, just off Congleton Road.

The accommodation has been thoughtfully laid out with high quality fittings throughout and features of particular note include the impressive kitchen/family room with quality contemporary style Intoto units with corian works surfaces that opens up into the Orangery with vaulted ceiling and feature full height window overlooking the rear garden with bi folding doors onto the rear block paved patio. The impressive 29' Master Bedroom with French doors opening onto a Juliette style balcony and the bathrooms are all of a contemporary style with quality fittings. The property has smart wiring for audio and visual systems and as previously mentioned versatile accommodation and a personal inspection is highly recommended.

Externally the gardens of the property are a particularly pleasant feature which to the front are screened by mature trees and hedging and are mainly laid to lawn with flower and shrub borders with a carriage driveway that leads to the integral garage and offers off road parking for several vehicles with steps up to a sun terrace that enjoys the afternoon sun. To the rear of the house there are sun terraces/seating areas which are block paved with steps that lead up to the rear landscaped garden that is mainly laid to lawn with mature flower and shrub borders.

In further detail the accommodation comprises of:

Ground Floor

Entrance Hall: 8' 11" x 18' 6" (2.71m x 5.63m) Porcelain tiled floor with under floor heating, ceiling coving, down lights, wall mounted video entry phone system.

Lounge: 23' 9" x 18' 5" (7.25m x 5.62m) Two feature windows to side, French doors to front terrace enjoying the afternoon sun, gas feature fire place, ceiling coving radiator, down lights, under floor heating.

Kitchen/Family Room: 14' 8" x 26' 3" (4.46m x 7.99m) Range of Intoto wall and base units with corian work surfaces and splash backs with inset 1.5 bowl sink unit, Neff ceramic hob with extractor hood over, separate Neff oven and oven/microwave with plate warming drawer under, two drawer Fisher and Paykel fridge, two drawer Fisher and Paykel dishwasher, Neff freezer, temperature controlled two zone wine fridge, there is an island unit with granite work surfaces,

preparation sink and breakfast bar which opens up into the family room, porcelain tiled floor with under floor heating, larder cupboard, down lighters television aerial and power points, wall lights, video entry phone monitor. Opening to Dining Room/Orangery:

Dining Room/Orangery

17' 7" x 12' 0" (5.37m x 3.67m) Vaulted ceiling, walls lights, feature full height window overlooking the rear garden. Bi folding doors to rear garden.

Cloakroom: 7' 4" x 5' 11" (2.24m x 1.80m) Tiled walls and floor, under floor heating, wall mounted wash hand basin low level wc, down lights, window to rear.

Study: 11' 5" x 11' 11" (3.49m x 3.62m) Window to rear, radiator, power points, telephone point.

Utility Room: 9' 9" x 11' 5" (2.98m x 3.49m) Window and door to rear, range of Intoto wall and base units with corian work surfaces, plumbing for automatic washing machine, cupboard housing 'valliant' boiler for domestic hot water and central heating.

Garage: 16' 4" x 18' 10" (4.97m x 5.73m) Electric up and over door, power points, fuse box and electric meters. Opening to:

Work Room: 10' 0" x 7' 0" (3.06m x 2.14m)

WC: Low level WC

First Floor

Master Bedroom: 29' 2" x 19' 2" (8.88m x 5.84m) Windows to front, radiator, power point, telephone point, wall lights, down lights, vaulted ceiling, built in wardrobes with hanging rail and shelving. This room could be split to create two separate bedrooms.

Master Bedroom En-suite: 13' 4" x 8' 2" (4.07m x 2.50m) Velux window, tiled walls and floors, glazed walk in shower cubicle with body jets, free standing roll top bath, low level wc, wall mounted wash hand basin heated towel rail, track light, eave storage.

Dressing Room/Bedroom 4: 13' 10" x 10' 10" (4.21m x 3.29m) Window to front, radiator, power points, wall to wall fitted wardrobes with hanging shelving and draw units.

Bedroom 2: 15' 8" x 11' (4.78m x 3.35m) Fitted wardrobes with hanging rail and shelving, with glass display shelving, radiator, ceiling coving, down lights, sliding patio door to balcony. Door to en-suite.

En-suite 2: 7' 10" x 6' 11" (2.38m x 2.10m) Window to rear, white suite comprising of panelled bath with main shower over, low level wc, wash hand basin, heated towel rail, ceramic tiled walls and floor.

Bedroom 3: 13' 8" x 13' 5" (4.16m x 4.08m) Window to front, ceiling coving, down lights, radiator, built in wardrobe with hanging rail and shelving.

En-suite 3: Panelled bath with mixer tap and shower attachment, walk in shower with glazed screen, low level wc, wall mounted wash hand basin, down lights, tiled walls and floor.

Outside

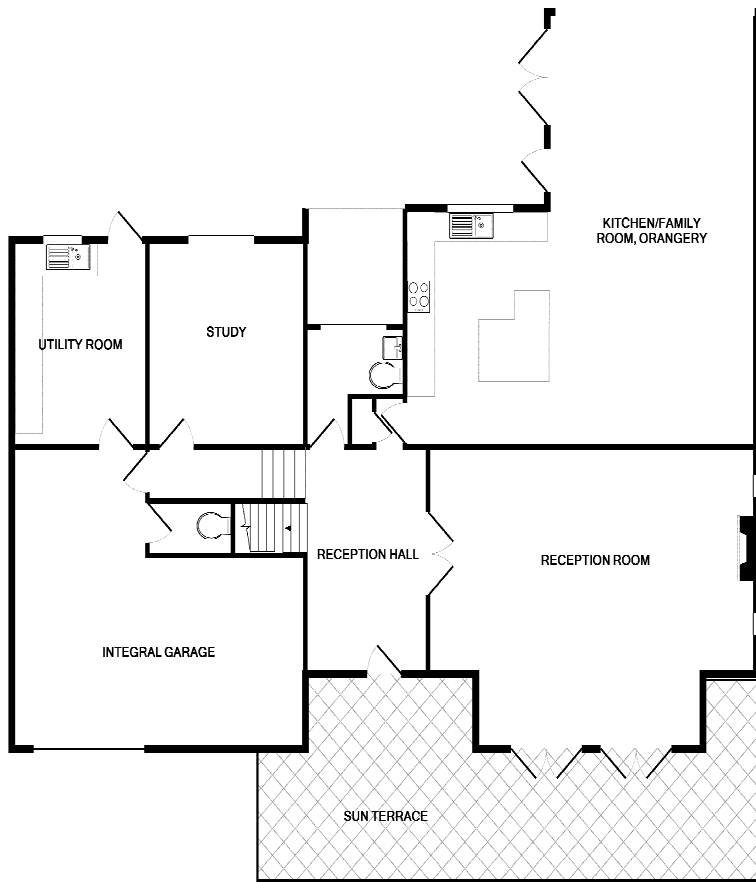
Garden

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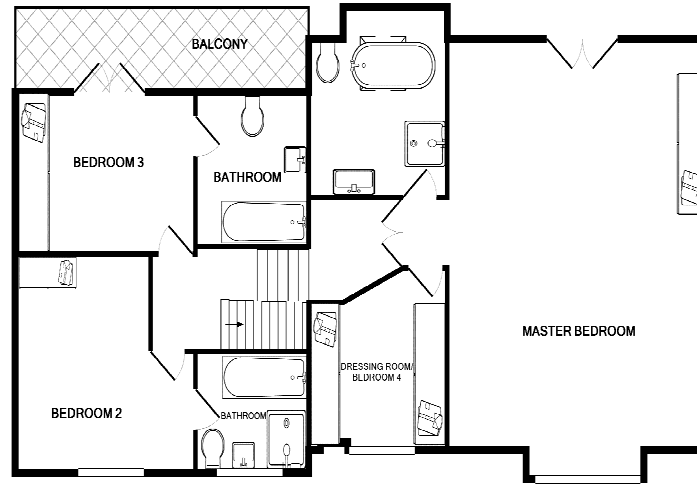
Location: As previously mentioned the property is conveniently located within walking distance of Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-City links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.

Directions: From our Alderley Edge offices proceed along Congleton Road. After Beechfield Road, turn left into the private road of Congleton Close where the property can be found at the bottom on the left hand side.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Address: 3, Conleton Close, ALDERLEY EDGE, SK9 7AJ
RNK: 2488-8068-6266-8379-9904

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(93-100) A</small> <small>(81-92) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-10) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(91-91) A</small> <small>(81-90) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-10) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	

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