

Hyggelig  
Alderley Edge



Guide Price £1,100,000

Andrew J Nowell  
& Company



## Hyggelig, Horseshoe Lane, Alderley Edge, SK9 7QP

An elegant four double bedroom detached home ideally located within an easy walk of the village centre.

- Four Double Bedrooms
- Over 2,500 sq.ft
- No Onward Chain
- Village Location

Constructed in 2003, Hyggelig boasts well planned, versatile accommodation extending to over 2,500 square feet.

Approached via a block paved driveway offering ample parking and leading to an integrated tandem double garage.

There is a covered entrance vestibule which opens into the large hallway with useful storage cupboard and downstairs cloakroom. A feature of particular note is the spacious living room with central fireplace and French doors opening onto the garden. There are double doors leading through to the open plan dining kitchen with large breakfast bar, integrated NEFF appliances and utility room. In addition, on the ground floor is a family room ideal for a snug, playroom or home office with bay window.

Upstairs is the principal bedroom suite with large en-suite bathroom with bath and shower and direct access to a full-length rear balcony. There are three further double bedrooms all with built in wardrobes and two bathrooms (1 en-suite).





Externally the property has a private mature garden with raised deck, lawn and mature borders. The property has been immaculately maintained and offers great potential for an incoming purchaser to add their style to this wonderful home.

Conveniently located a short walk from the village centre Hyggelig boasts easy access to everything for day-to-day needs along with the train station with links to Manchester and London.

Offered for sale with no onward chain.

### Important Information

What 3 Words – [///simply.horn.potato](http://www.simply.horn.potato)

Council Tax – Cheshire East Band G

EPC Rating – TBC

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

The title contains covenants – further information is available at the office.

Flood Risk\*: Very low risk of flooding

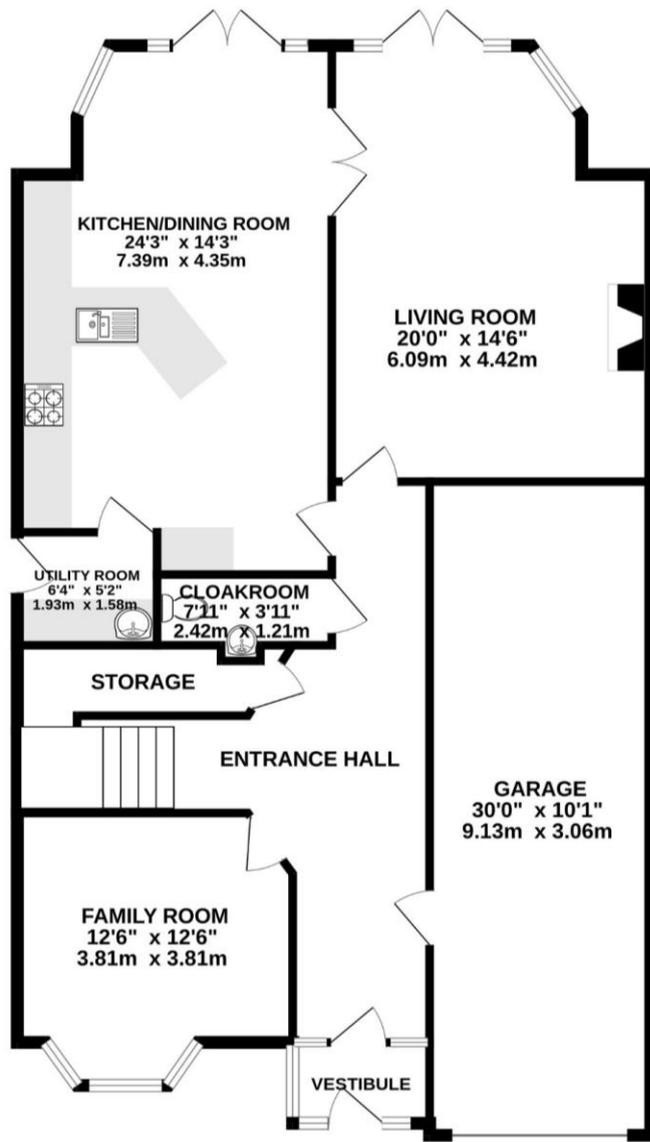
Broadband\*\*: Superfast broadband available

Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

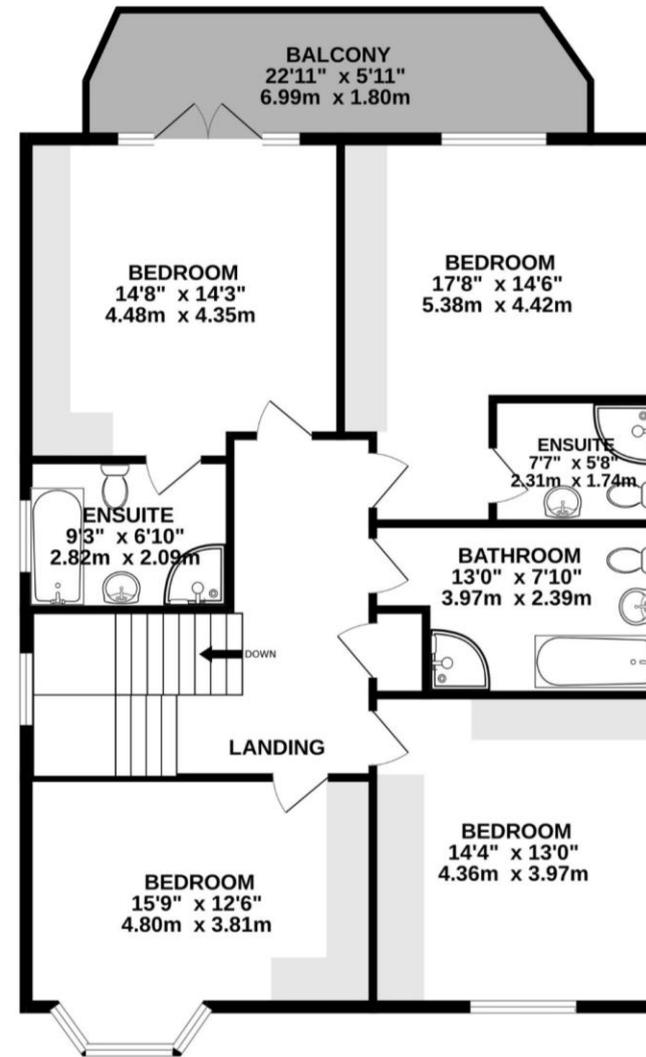
\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



**GROUND FLOOR**  
1345 sq.ft. (124.9 sq.m.) approx.



**1ST FLOOR**  
1156 sq.ft. (107.4 sq.m.) approx.

**TOTAL FLOOR AREA : 2501 sq.ft. (232.3 sq.m.) approx.**

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.  
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