

1 Haddon Close

Alderley Edge



Offers over £895,000

Andrew J Nowell
& Company



1 Haddon Close, Alderley Edge, SK9 7RD.

An impressive extended detached family home in a sought-after location with a large, mature South Facing garden to rear.

- Five Double Bedrooms
- Two Reception Rooms
- Solar Panels
- Double Garage

1 Haddon Close is a spacious family home which has been tastefully remodelled and updated by the current owners offering well-balanced and versatile accommodation extending to over 2,100 square feet.

On the ground floor is an entrance porch and hallway with large cloaks cupboard and downstairs WC. From the entrance hall is the family room and the 24ft dual aspect living room with central fireplace and doors opening to the garden. There is a quality bespoke Neptune kitchen, Sandringham oak worksurfaces and integrated appliances, off the kitchen is a dining area. There is also a spacious double garage with electric up and over door.

To the first floor is the principal bedroom suite with a large run of fitted wardrobes and an en-suite bathroom. There are four further double bedrooms (one currently fitted as an office and one with a balcony) and the family bathroom.

The house has solar panels installed along with an EV charger.





The village is within a short walk and offers a good range of shopping including supermarkets, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and The Edge is a well-known beauty spot of historical importance with excellent walks. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.



Flood Risk*: Very Low Risk

Broadband** : Ultrafast available

Mobile Coverage^{**}: Mobile coverage with main providers (EE, O2, Three & Vodafone) Good coverage outdoor & indoors.

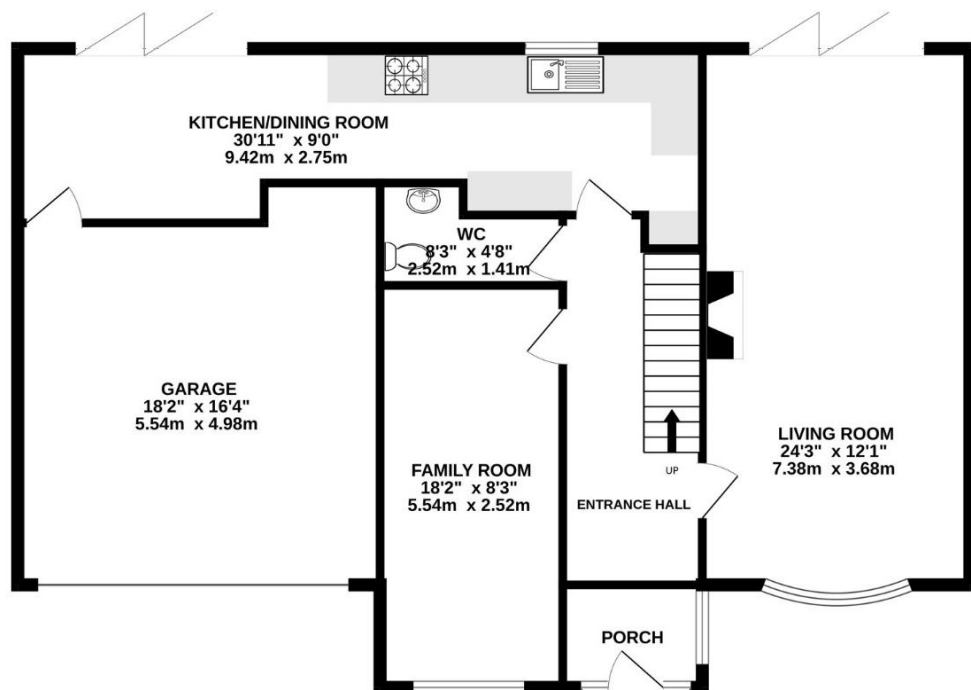
* Information provided by GOV.UK

**Information provided by Ofcom checker.

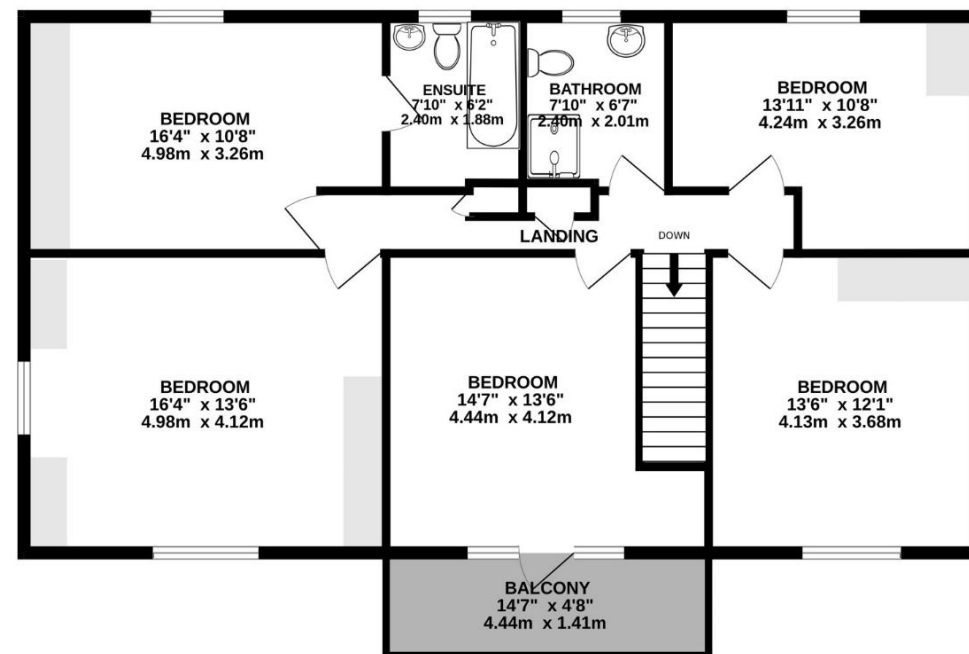
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Parking: Garage & Driveway

GROUND FLOOR
1105 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA : 2147 sq.ft. (199.5 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.
Made with Metropix ©2025

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

**Andrew J Nowell
& Company**

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline 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 or necessary permissions for use and occupation and other details are given without responsibility and 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 the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.