

Badgers Bend

Alderley Edge



Guide Price £1,250,000

Andrew J Nowell
& Company



Badgers Bend, 5 Eaton Drive, Alderley Edge, SK9 7RA

A substantial detached family home situated on a large corner plot within easy reach of the village

- Large Garden
- Driveway and Garage
- 6 Bed & 3 Bath
- Village Location

Badgers Bend is an impressive detached family home which has been immaculately maintained by the current owners.

This spacious six bedroom home benefits from a sizeable corner position and offers versatile accommodation throughout. Features of particular note on the ground floor include the bright and spacious living dining kitchen with contemporary units, breakfast bar and integrated NEFF appliances and the dual aspect living room which extends to over 20 ft with contemporary fireplace and double doors opening onto the garden.

In addition on the ground floor is the family room, pantry, cloakroom WC and integral double garage with utility area.

To the first floor is the superb principal bedroom suite with walk-in dressing room and large en-suite bathroom with separate bath and shower. From the spacious landing there are four further double bedrooms and two bathrooms (one en-suite). The sixth bedroom is currently fitted out as a study. All of the bathrooms have contemporary fittings and underfloor heating.







Externally the property is approached via a sweeping in and out driveway offering ample parking for up to six cars and leading to the integral double garage. There are well maintained gardens to the front and rear. The large private rear garden enjoys a westerly aspect and has large stone flagged patio, lawn, woodchip play area and mature trees and shrubs.

Eaton Drive is a highly desirable and sought after quiet location within easy reach of the village centre. The village offers a good range of shopping, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and The Edge is a well-known beauty spot 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.

Important Information

What 3 Words – ///ends.fuels.doll

Council Tax – G

EPC Rating – C

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk*: Very low risk of Surface water flooding, very low risk of flooding from rivers or seas. Other types of flooding unlikely

Broadband**: Ultrafast broadband available at the property.

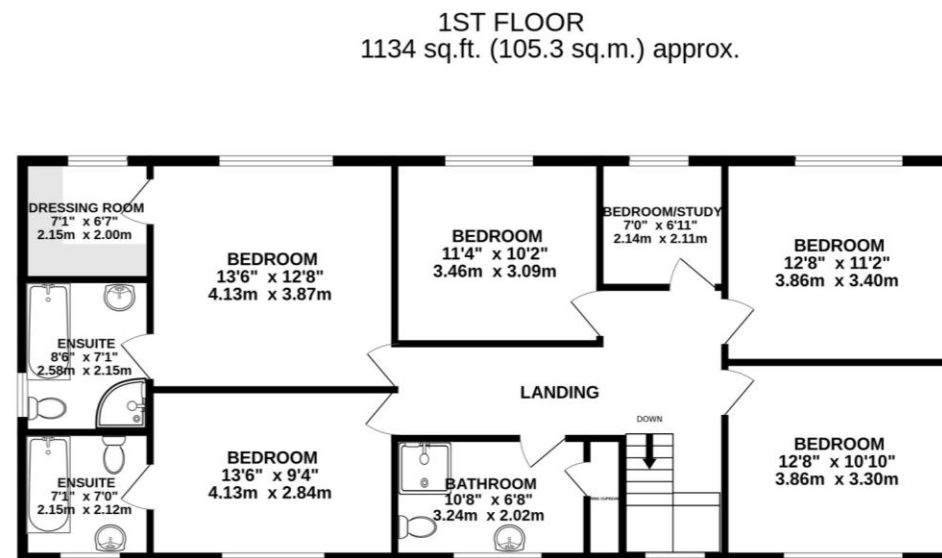
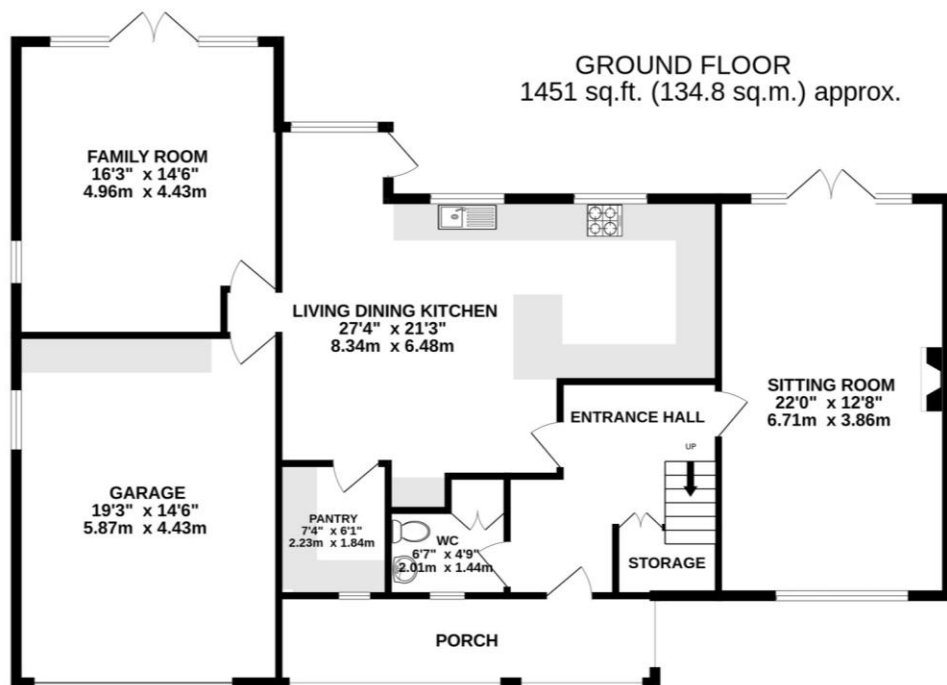
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone).

* Information provided by GOV.UK

**Information provided by Ofcom checker.

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TOTAL FLOOR AREA : 2584 sq.ft. (240.1 sq.m.) approx.

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8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

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