



14 PITFIELD WAY, NETHER ALDERLEY, SK10 4YW

Andrew J Nowell
& Company



14 PITFIELD WAY, NETHER ALDERLEY, SK10 4YW

£5,000 Per Calendar Month

- Stunning Detached Home
- Built in 2021
- Four Bedrooms and Three Bathrooms
- Superb Open Plan Living Kitchen
- Driveway and Garage
- Situated in acres of communal parkland

A stunning detached family home situated in the exclusive Heatherley Wood Development. Constructed by Bellway Homes in 2021 this spacious four bedroom home is immaculately presented throughout.

On the ground floor is the stunning open plan living dining kitchen. The kitchen has contemporary units with large central island with waterfall marble worksurfaces and integrated AEG appliances including a built in coffee machine. There are bi-folding doors opening onto the garden and access to the utility room. In addition on the ground floor is the central entrance hall (with cloakroom WC) which provides access to the dual aspect living room with central log burning stove and also the study/snug.

To the first floor is the principal bedroom suite with large walk-in dressing room and en-suite shower room. There are three further well-proportioned bedrooms (the fourth set up as a dressing room) and two bathrooms (1 en-suite).

Externally the property has off road parking for three vehicles and a detached garage with garden store. There is a landscaped rear garden with large patio, lawn and a second patio seating area to utilise the afternoon sun.

Situated within the exclusive Alderley Park Development boasting access to hundreds of acres of parkland and woodland along with the popular Pub, The Churchill Tree. The centre of Alderley Edge is within easy reach which has the local train station with links to Manchester and London.





Important Information

What3words: ///brick.leaned.searching

Heating - Gas central heating

Mains - Gas, electric, water and drainage

EPC rating - B (86/93)

Council Tax Band - G (Cheshire East)

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin

Water meter - TBC

*Mobile - Coverage by EE, Three, O2, and Vodafone. Limited Coverage indoors

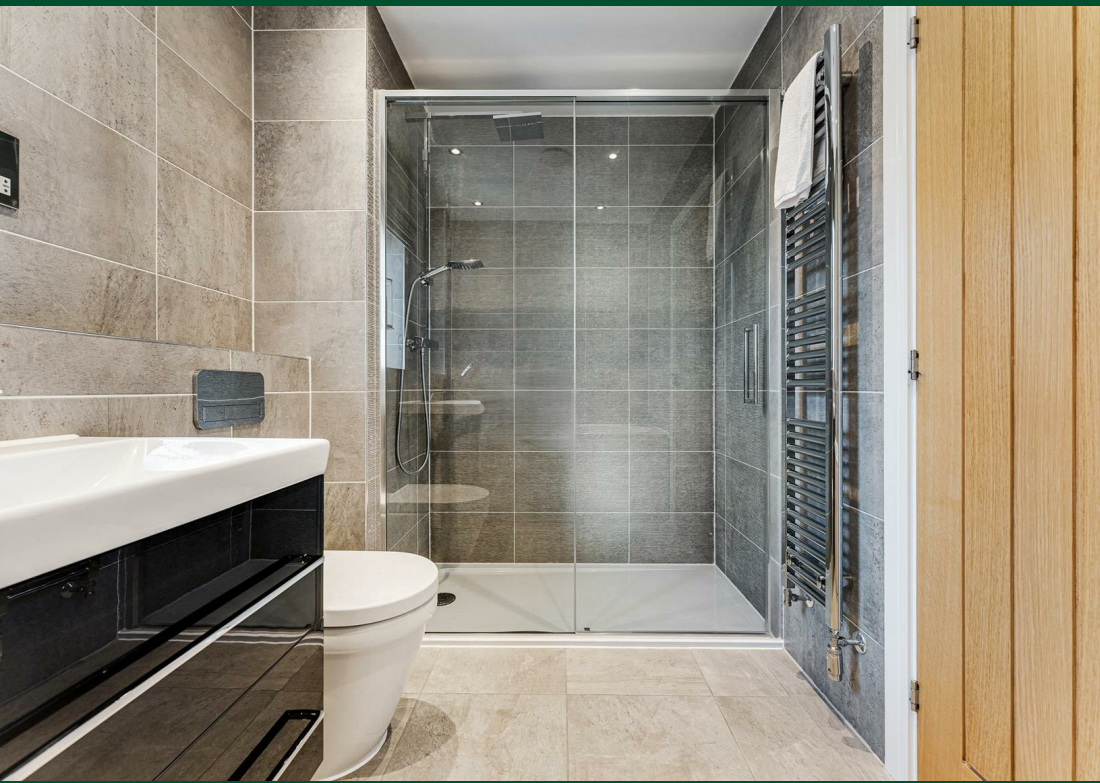
*Broadband - Ultrafast broadband available at the property

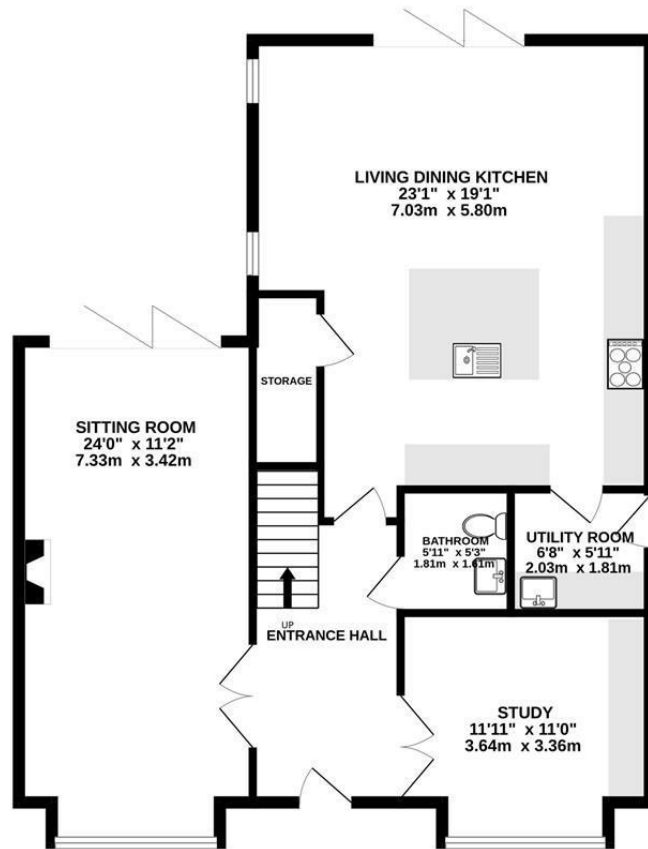
**Flood risk - Very Low (Surface water)

*Information provided by Ofcom checker.

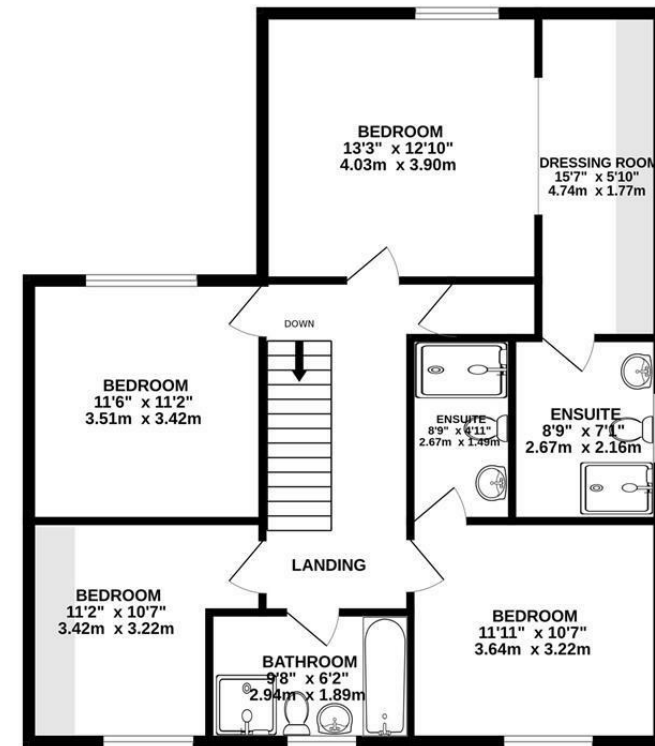
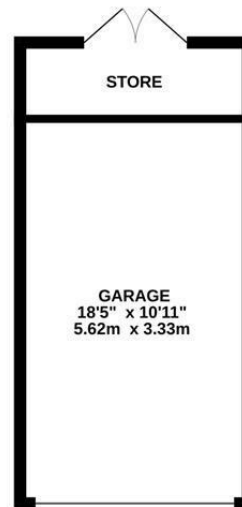
** Information provided by GOV.UK

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





GROUND FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



1ST FLOOR
912 sq.ft. (84.7 sq.m.) approx.

TOTAL FLOOR AREA : 2125 sq.ft. (197.4 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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