

12 Osprey Close
Alderley Park

Guide Price £1,075,000

Andrew J Nowell
& Company



12 Osprey Close, Alderley Gardens, Alderley Park, SK10 4ZP

An impressive family home constructed in 2023 by renowned home builders Jones Homes. Boasting arguably the best plot within the development with a large south facing garden.

- Solar Panels
- Stunning Open Views
- Speaker System
- Large Corner Plot

Osprey Close is an exclusive development within Alderley Park. This spacious property has been upgraded by the current owners and offers immaculately presented accommodation which has been finished to an extremely high standard.

On the ground floor is the stunning open plan living dining kitchen with two sets of bi-folding doors opening onto the garden. The hand painted kitchen has a moulded Quartz worktop with large central island with Belfast sink, integrated NEFF appliances and Quooker tap. There is a bespoke built in bar area with large wine fridge and sink and a sitting area with panelled media wall and bespoke cabinetry. There is an integrated speaker system with 4x8" speakers.

In addition, on the ground floor is the entrance hall with panelled sitting room off, cloakroom WC, utility room and integrated garage (with planning permission for conversion if required).

To the first floor are four double bedrooms and three bathrooms (two en-suite). The principal bedroom suite has built in dressing area and upgraded en-suite wet room with double sink, rainfall shower, underfloor heating and speaker system.







Externally the property is approached via a brick paved driveway which offers ample parking for several vehicles and leads to the integrated garage. There is an electric charging point.

There is a large south facing rear garden with stunning open aspect onto the adjoining countryside. The garden is mainly laid to lawn with an extended porcelain paved patio.

The owners obtained planning permission to convert the garage to additional accommodation and construct a new detached garage with garden room if required. (Ref 25/1046/HOUS).

Osprey Close is located within the exclusive Alderley Park Development boasting access to hundreds of acres of parkland and woodland along with the popular Pub The Churchill Tree.



Important Information

Council Tax – G

EPC Rating – A (97/98)

Tenure – Freehold
Estate Charge - £86 per month

Heating: Air Source Heat Pump

Services: Mains Electric, Water & Drainage
Solar Panels with 5.2 KW battery.

Parking: Driveway & Garage

What 3 Words – [///factoring.snippets.lions](https://factoring.snippets.lions)

Flood Risk*: Very low risk of flooding

Broadband: Fibre to the premises

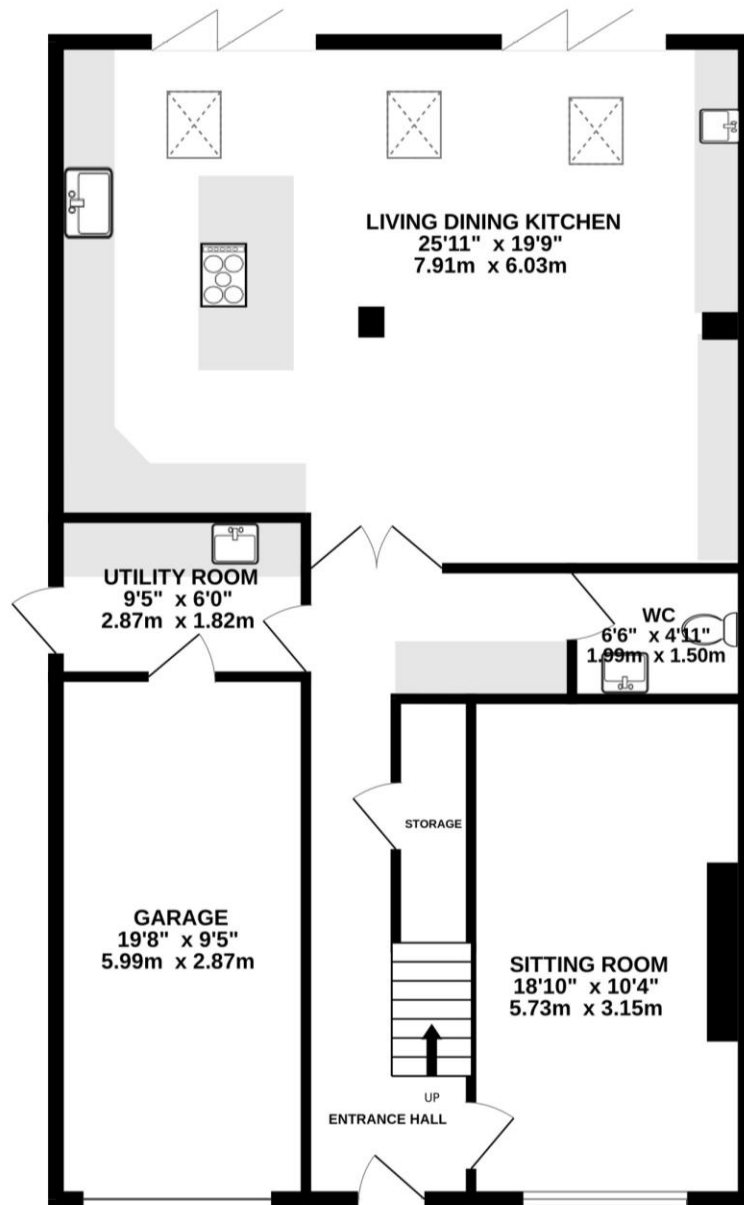
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone), limited coverage indoors with some providers.

* 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.



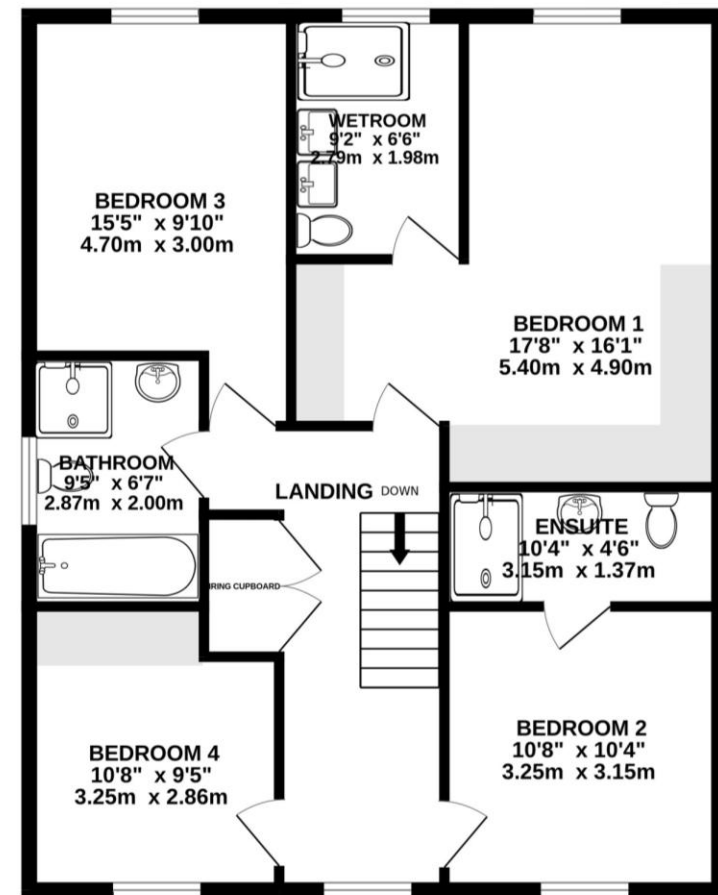


GROUND FLOOR
1118 sq.ft. (103.9 sq.m.) approx.

TOTAL FLOOR AREA : 1970 sq.ft. (183.1 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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1ST FLOOR
852 sq.ft. (79.2 sq.m.) approx.

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