

# 1 Haddon Close

Alderley Edge



Guide Price £950,000

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.







Externally the property is approached via a driveway offering ample parking and leading to the double garage. There is a generous south facing rear garden with mature trees and shrubs, stone flagged patio and greenhouse.

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.

### Important Information

What 3 Words – [///mount.span.fuel](https://www.what3words.com/mount.span.fuel)

Council Tax – G

EPC Rating – C

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage.  
Solar Panels.

Parking: Garage & Driveway

Flood Risk\*: Very Low Risk

Broadband\*\*: Ultrafast available

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

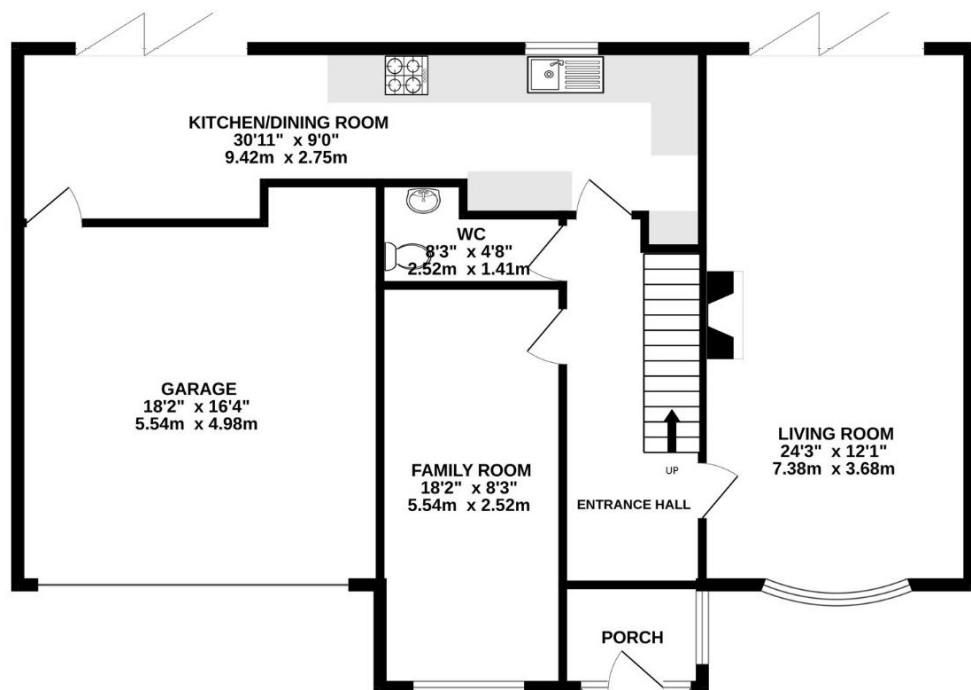
\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

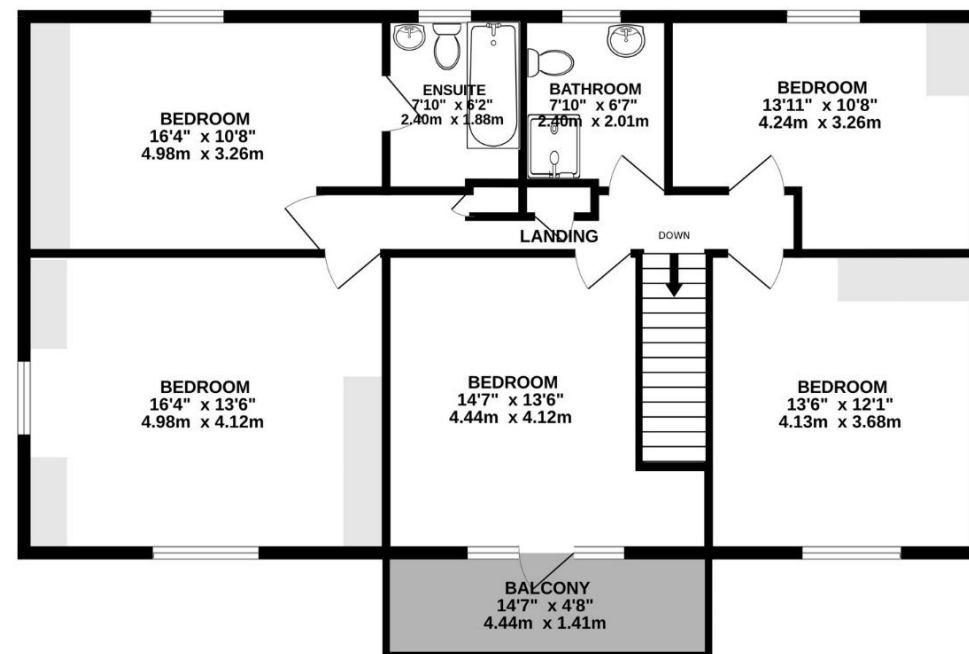
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GROUND FLOOR  
1105 sq.ft. (102.7 sq.m.) approx.



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.

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