

27 Pitfield Way  
Alderley Park



Guide Price £895,000

Andrew J Nowell  
& Company



## 27 Pitfield Way, Alderley Park, SK10 4YW

A stunning detached family home situated within the exclusive Alderley Park Development with views onto the neighbouring Woodland.

- Four Bedrooms
- Open Plan Living
- Laura Ashley Kitchen
- South Facing Garden

Nestled within the hundreds of acres of parkland and woodland which make up Alderley Park. Pitfield Way is a detached family home constructed in 2021 by award winning home builders Bellway Homes.

Offering spacious accommodation with a central entrance hall with cloakroom WC off. From the entrance hall is the formal living room (with log burning stove) and the family room/study with bespoke fitted cabinetry.

Across the back of the house is the impressive open plan living dining kitchen with sliding doors opening onto the garden. The Laura Ashley Kitchen has a central range cooker with large breakfast peninsula with marble worktop. From the kitchen is the utility room with central sink and space for a washing machine and dryer.

To the first floor is the principal bedroom with built in wardrobes and en-suite shower room. There are three further bedrooms and the family bathroom. The bathrooms have contemporary Villeroy and Boch fittings and bespoke tiling.







Externally the property is approached via a driveway with electric car charger, offering ample off-road parking and leading to the detached garage with bin store/shed attached on the rear.

The rear garden is laid out across two tiers, the first accessed from the living kitchen with stone flagged patio, lawn and idyllic outlook onto the neighbouring woodland. The second tier has a further area with artificial grass and fenced borders.

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.

### Important Information

What 3 Words - ///grows.indicates.friends

Council Tax - Cheshire East Band G

EPC Rating - B (85/94)

Tenure - Freehold  
Estate Charge - £71.37 per month

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk\*: Very Low risk of flooding

Broadband\*\*: Ultrafast broadband available at the property

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

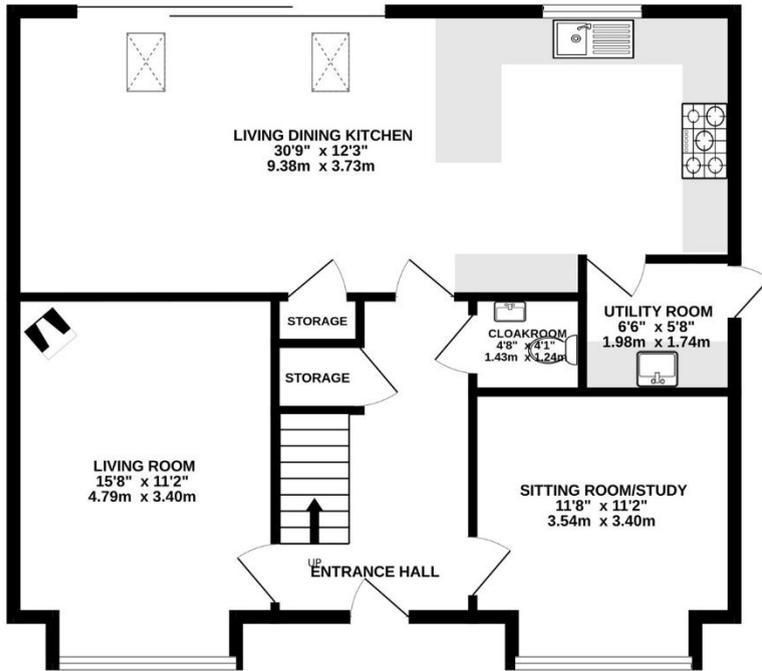
\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

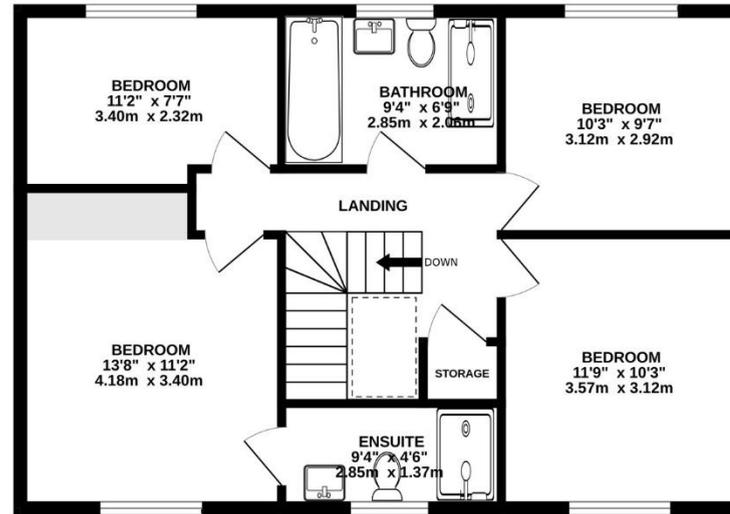
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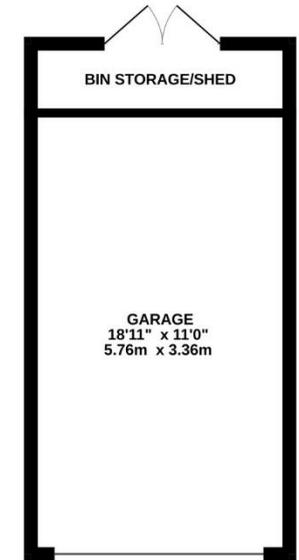
GROUND FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



2ND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1723 sq.ft. (160.1 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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