



Alderdale Drive, High Lane, SK6



1 Alderdale Drive, High Lane, Stockport, SK6 8BX

Guide Price **£755,000**

EXECUTIVE FAMILY HOME	SOUGHT AFTER LOCATION ADJOINING WOODLAND	FIVE DOUBLE BEDROOMS (PRINCIPAL BEDROOM WITH EN-SUITE)	LARGE RECEPTION ROOMS	CONTEMPORARY DINING KITCHEN WITH LARGE KITCHEN ISLAND
UTILITY ROOM & DOWNSTAIRS WC	LARGE PLOT WITH PRIVATE LANDSCAPED GARDENS	AMPLE DRIVEWAY PARKING & GARAGE STORE	CLOSE PROXIMITY TO EXCELLENT SCHOOLS, TRANSPORT LINKS AND LOCAL AMENITIES	EPC RATING - C

Located in the heart of High Lane Village on a highly regarded and sought after road bordering Hartley Woods is this immaculately presented and carefully extended five double bedroom executive family home, having been tastefully refurbished throughout to the highest of standards to provide versatile accommodation within its vast 2582 sq ft (approx.) of living space. This delightful property will prove an ideal family home boasting large reception rooms, with the sitting room having feature exposed brick inglenook fireplace as a focal point, a timelessly fitted and spacious open plan dining kitchen and a large and usable conservatory overlooking the landscaped rear garden which adjoins tranquil woodland. Although being situated within moments of High Lane's vibrant village center, the property enjoys an exceptionally quiet setting along a tree lined street, but offers easy access to commuter links, such as the Manchester relief Road.

In brief, the accommodation comprises a spacious and welcoming entrance hallway, large traditionally presented sitting room with an impressive and characterful exposed brick inglenook fireplace with cast iron multi-fuel burning stove, light is abundant in the sitting room due to boasting windows to the front and side elevations, modern French doors then open out to the spacious living/dining/kitchen, which has been fitted with a modern range of high gloss and contrasting walnut SieMatic kitchen units, with a range of integrated Neff appliances, complimented further by Corian working surfaces and having an impressive kitchen island which spans the width kitchen, ending towards the designated dining space. Bi-fold doors then give access to the beautiful conservatory with thermal efficient roof, which offers pleasant views and access over the large rear garden. There is then a further living/play room, with access to the integral half garage, offering vital storage space for growing families. Completing the ground floor is the large utility room and downstairs WC. The first floor and landing reveals 5 large bedrooms, with the principal bedroom having attractive Sharps bedroom furniture, with an en-suite bathroom having luxurious free standing bath with floor mounted tap, shower attachment and then a separate rain head shower. This floor is serviced by the large family bathroom, having a Wyfords Jacuzzi bath and also a separate walk in shower, with attractive Travertine tiling.

The property lies in an excellent plot with a prime position on Alderdale Drive which adjoins the open woodland to the left and looks over gardens to the rear, allowing for a high degree of privacy. There is ample off road parking on the neat driveway, with brick wall boundary to the front and neat front lawn. The rear garden is mainly laid to lawn, with raised beds and having a wide Indian stone patio area to the immediate rear of the property which provides the ideal space for outdoor entertaining during the warmer months. To the very rear, there is a decked/wood chip area. There is also a gate allowing direct access to Hartley Woodlands which adjoins the garden.

As previously mentioned, this wonderful family home is ideally located close to High Lane village, where access to High Lane or Brookside park is within easy reach and having Lyme Park just further afield. Schools in the local vicinity are well regarded, with good Ofsted ratings having been gained in recent years, as well as boasting an award winning doctors surgery. High Lane itself provides residents with an eclectic mix of eateries, shops and pubs, with a convenience store on the High Street catering for every day needs.

The property is warmed by gas central heating via combi boiler, complimented further by uPVC double glazing throughout. A viewing is highly recommended to appreciate the standard of living on offer.

GROUND FLOOR

Entrance Hallway

Entered through attractive cottage style Oak painted entrance door, with leaded windows to either side. Wood effect laminate flooring, ceiling light points, power points, radiator. Stairs ascending to first floor with wrap around mezzanine landing.

Sitting Room

A large room, with an abundance of natural light via large uPVC double glazed window to the front elevation and two uPVC double glazed windows to the side. A focal point of an exposed brick inglenook adds to the character of the room, with multi-fuel stove and Oak mantel over. Ceiling light points, wall light points, attractive wood effect flooring, radiator, power points. Large modern French doors giving access to:-

Dining Kitchen

The kitchen has been fitted with a high quality SieMatic kitchen cabinetry, comprising wall and base level units with a high gloss finish, complimented further by Corian working surfaces that incorporate the sink and drainer unit with mixer tap. A large kitchen island is fitted the full width of the kitchen area, having contrasting Walnut finish with the same Corian working surfaces to create a seamless look, with Neff induction hob built in to the island and remote controlled integrated extractor fan neatly fitted flush to the ceiling above. Integrated appliances. Further appliances include a double oven, Miele dish washer and fridge. Ceiling spotlights, power points, radiator and tiled floor which is fitted to both the kitchen and designated dining space. The dining space has bi-fold doors which give access to:-

Conservatory

With wood effect laminate flooring, thermal efficient roof, uPVC windows to the sides and rear, uPVC French doors giving views and access over the pleasant rear garden.

Living/Family Room

With uPVC double glazed window to the side, ceiling light points, power points, radiator and door to:-

Integral Half Garage

A part converted garage, with the remainder offering ideal storage solutions for families, with power, light and up and over garage door.

Utility Room

A large utility room which has been fitted with a range of white wall and base level units, with working surfaces over that incorporate the stainless steel sink and drainer unit with mixer tap and tiled splash backs. Space/plumbing for a washing machine, tumble dryer and under counter fridge/freezer. Tall larder cupboard, ceiling light point, power points, radiator, uPVC double glazed window and door giving access to the rear garden.

Downstairs Cloaks/ W/C

A large cloaks/WC with continuation of the attractive wood effect laminate flooring, tiled walls, uPVC double glazed window to the side, ceiling light point, radiator and white sanitary wear comprising pedestal wash hand basin with hot and cold taps and WC with traditional flusher.

FIRST FLOOR

Landing

With uPVC double glazed window to the front elevation, built in double cupboards providing ample storage space, ceiling light points and power points.

Bedroom 1

A large principal bedroom with uPVC double glazed window to the front aspect, ceiling spotlights, power points, radiator and a range of fitted high quality Sharps bedroom furniture comprising two double and three single wardrobes with a combination of hanging space and shelving. Door giving access to:-

En-Suite Bathroom

The bathroom has been re-fitted with a contemporary white bathroom suite comprising stand alone deep bath tub with floor standing tap and shower attachment, low level WC with continental style flusher, vanity wash hand basin with ceramic sink and mixer tap over, having storage below and then walk in shower with panels to wall and having glass shower screens, rain head shower and body jet attachment. Attractive wood effect flooring, Anthracite vertical designer radiator, ceiling spotlights, uPVC double glazed window to the

side.

Bedroom 2

With uPVC double glazed window to the front elevation, ceiling light point, power points, radiator.

Bedroom 3

With uPVC double glazed window to the rear elevation, ceiling light point, power points, radiator.

Bedroom 4

With uPVC double glazed window to the rear elevation, ceiling light point, power points, radiator.



Bedroom 5

With uPVC double glazed window to the rear elevation, ceiling light point, power points, radiator and built in storage with double doors.

Family Bathroom

The bathroom has been fitted with timeless travertine tiles and a white three piece suite comprising of feature Twyford's jacuzzi bath with corner mixer tap, walk in shower with rain head and body jet attachments, pedestal wash hand basin with mixer tap and low level WC with continental style flusher. UPVC

double glazed window to the side, shaver sockets, radiator and ceiling spot lights,

OUTSIDE

Driveway Parking

For multiple vehicles

Front & Rear Gardens

There is a neat shaped front lawn, with an array of bushes and trees for kerb appeal, with paths at either side of the property giving access to the rear garden. The rear garden is predominantly laid to lawn, with deep flower beds, an indian stone patio area to the immediate rear of the property and a wood chip and raised deck area to the very rear. A secure gate gives direct access to Hartley Woods to the side. The rear garden is exceptionally private.

AGENTS NOTES

Tenure - Freehold

Council Tax Band - G with Stockport MBC

EPC Rating - C

Viewing Arrangements

Strictly by appointment with Ian Tonge Property Services, 150 Buxton Road, High Lane, Stockport, SK6 8EA. Telephone 01663 762677.

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