



Attractive Detached Property

Spacious Lounge

Stylish Family Shower Room & En-Suite

Superb Open Plan Living Kitchen

Four Good Size Bedrooms

Parking & Garage



Introduction

An attractive detached property, presented to the highest of standards with many upgrades. Built by Russell Homes to The Cawson Design providing over 1200 Sq Ft of superb well balanced living accommodation. Set on the popular Saltersford Gardens Development, in an excellent location on a small cul-de-sac, close to the open green. The tour starts with the welcoming hallway, with eye-catching Karndean flooring, this giving access to the majority of rooms. The spacious, bright lounge is located to the front aspect with a feature walk in box bay window, allowing ample natural light. The heart of any home is the kitchen, this will not disappoint, designed with today's modern living in mind, the superb, open plan kitchen, dining is located to the rear aspect. The kitchen offers an array of chic matt grey units to deliver storage in abundance, completed with several quality built in appliances, and the continuation of the attractive flooring. The good size dining area enjoys a view over the rear garden via the French doors. The utility room sits off the kitchen with further matching storage. The ground floor is completed with a contemporary two piece WC and access to the integral garage. The sizable first floor landing leads to the four well-proportioned bedrooms, the master boasting a smart three piece en-suite shower room. The tasteful three piece family shower room completes the accommodation. Externally: The property provides a double driveway which leads to the garage and electric charging point. The front aspect is completed with a lawned garden. The south westerly facing rear garden enjoys a sizable, paved patio, perfect for the summer months, whilst the garden is mainly laid to lawn and tastefully planted borders, completed with gated access to the front aspect.

EPC Rating – B

Council Tax – E – Cheshire East

Tenure – Freehold with a maintenance charge per annum

ACCOMMODATION

Entrance Hallway

A most welcoming start to the property tour is the spacious hallway with eye-catching attractive Karndean flooring. Access is gained to the lounge, open plan living kitchen and garage. Completed with turn flight stairs ascending to the first floor.

Lounge 16' 0" x 11' 3" (4.87m x 3.43m)

Located to the front aspect is the generous bright, airy lounge with a feature walk in box bay window, allowing natural light to fill the room.

Open Plan Dining Kitchen 9' 11" Maximum x 19' 1" (3.02m x 5.81m)

Situated to the rear aspect is the open plan dining kitchen perfect for today's modern living. The kitchen area delivers an array of contemporary matt finished grey wall, drawer, and base units to provide storage in abundance. Whilst contrasting attractive Quartz work surfaces flow round to deliver ample preparation space and home to the inset one and a half sink unit with chrome mixer tapware. A range of quality appliances include mid-level Bosch double oven with grill, four ring induction hob with chimney style extractor over, integrated larder style 50/50 fridge freezer and integrated Zanussi dishwasher. The kitchen sits seamlessly open plan to the dining area which enjoys a view over the rear garden via double style French doors, leaving plentiful space for dining furniture. The kitchen gives access to the utility and is completed with the continuation of the attractive Karndean flooring.

Utility Room

Further matching base units to provide extra storage with matching Quartz work surface which is home to the single drainer sink unit with mixer tapware. Completed with part glazed door giving access to the side aspect.

Cloakroom/WC

Delivering a matching white two piece suite to comprise: Hidden cistern low level WC and wall mounted hand wash basin with chrome mixer tapware.

First Floor

Landing

The spacious landing with open balustrade gives access to all bedrooms. Completed with a cupboard home to the hot water system.

Master Bedroom 12' 3" x 10' 0" (3.73m x 3.05m)

Located to the front aspect is the master bedroom with recess area ideal for wardrobe completed with door to en-suite.

Master En-Suite

The smart three piece en-suite shower room comprises: Double width walk in shower unit with chrome dual head showers, one being a fixed drencher style the second a traditional riser shower, hidden cistern low WC and semi pedestal hand wash basin with chrome mixer tapware. Completed with attractive tiling and chrome heated towel rail.

Bedroom Two 9' 3" x 12' 2" (2.82m x 3.71m)

A generous second double bedroom located to the rear aspect, lots of space for free standing furniture.

Bedroom Three 9' 4" x 10' 0" (2.84m x 3.05m)

A generous third double bedroom located to the front aspect with a sizable recess for a wardrobe or shelving.

Bedroom Four 9' 3" x 7' 11" (2.82m x 2.41m)

Located to the rear aspect. Currently used as a beautiful dressing room, with sliding mirror fronted wardrobes to both sides to deliver ample hanging rail and shelving space.

Family Shower Room

A most tasteful family shower room comprising: Triple width walk in shower unit with mains mixer shower, hidden cistern low level WC and semi pedestal hand wash basin with chrome mixer tapware. Completed with stylish grey tiling and contrasting flooring, and wall mounted chrome heated towel rail.

Externally

Front Aspect

The double width driveway sits to one side giving access to the main entrance and integral garage. The garden being mainly laid to lawn.

Garage 17' 2" x 8' 7" (5.23m x 2.61m)

Access can be gained from the main hallway or the up and over door to the front aspect. The garage is home to the Ideal gas central heating boiler. Completed with light and power.

Rear Garden

Enjoying a south westerly facing aspect with a generous paved patio to sit and enjoy the summer sun. The garden is mainly laid to lawn with thoughtfully planted flower beds, along with a gravelled area ideal for potted plants. Gated access can be gained to one side of the garden.

Tenure

We have been informed the property is Freehold.
A site maintenance charge per annum applies. £214.73 P/A
Subject to change.
Correct at the time of listing.
We recommend you check these details with your Solicitor/Conveyancer



Location

Holmes Chapel is a popular Cheshire village, with an attractive centre offering a comprehensive range of day to day shopping needs with an array of individual shops and larger high street names. Set in some lovely surrounding countryside, ideal for the keen walker with the Dane Valley on the door step. Holmes Chapel benefits from two highly regarded primary schools and secondary school, a number of pubs/restaurants can be found in and around the village. For the commuter the nearby railway station provides a regular service to Manchester, Manchester Airport and Crewe main line station. Access to the North West motorway network can be found at Junction 18 of the M6 motorway.

Directions

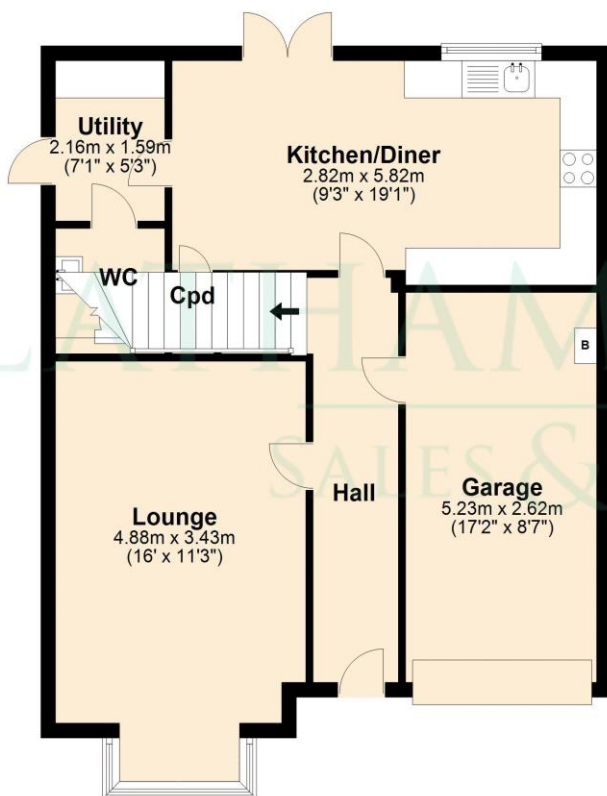
From our office 16 The Square, Holmes Chapel. CW4 7AB, travel to the mini roundabouts in the centre of the village taking the third exit onto Macclesfield Road. Travel along Macclesfield Road upon reaching the roundabout, take the left hand turn into Alder Way, continue along Alder Way, taking the second right into the small cul-de-sac, where the property can be found on the right hand side. Post Code: CW4 8AD
Viewing Strictly by Appointment



Ground Floor



First Floor



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings
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Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.