

LATHAM ESTATES

SALES & LETTINGS

St. Andrews Drive
Holmes Chapel

Guide Price £390,000



Substantial Linked Detached Property

Sizeable Conservatory

Three Well Proportioned Bedrooms

Three Spacious Reception Rooms

Stylish Well Planned Kitchen

Substantial Four Piece Family Bathroom



Introduction

A most deceptively spacious linked detached family home, much improved and remodelled to deliver excellent living space, perfect for today's modern family. St Andrews Drive is an ideal location being a short flat walk to the village centre, all amenities and local schools, perfect for village life. This substantial property offers three reception rooms, a spacious conservatory, three good size bedrooms and a stunning family bathroom. The property enjoys a corner plot with excellent parking and single garage. The property tour starts with an entrance vestibule leading to the ground floor cloakroom/WC and main hallway. The spacious hallway gives access to both the lounge and kitchen. The substantial bright, airy lounge is located to the front aspect with an attractive central feature fireplace and impressive walk in bay window adding to the size. A study area sits open plan from the lounge along with giving access to the rear garden. The beautifully planned kitchen offers an array of smart cream coloured units to deliver storage in abundance, along with built-in appliances and butchers block style worktops. The pentagon shaped dining room, enjoys a lovely view over the garden, perfect for entertaining, whilst the versatile second reception room would be perfect as a family room or home office. The ground floor is completed with a sizeable conservatory and utility area. The first floor split landing leads to the three well proportioned bedrooms, two double and a good size single bedroom. The first floor is completed with a most attractive four piece family bathroom. Externally: The front aspect delivers a blocked paved driveway providing ample off road parking, hedge boundaries, lawned garden and established rockery, whilst the rear and side gardens sweep round delivering several points of interest, with a sizeable paved patio, perfect to sit and enjoy the afternoon sun. EPC Rating D

Council Tax Band - E

Tenure - Freehold

ACCOMMODATION

Ground Floor

Entrance Vestibule

The smart composite door with matching twin glazed side panels open to the vestibule, which is completed with useful built-in low-level cupboard, access to the ground floor WC and double doors leading to the main hallway.

Cloakroom/WC

Comprising of a matching two piece suite with low level WC and wall mounted hand wash basin.

Hallway

A most welcoming spacious hallway with open balustrade stairs ascending to the first floor with useful built-in cupboard below. Georgian style glazed doors give access to both the lounge and kitchen.

Lounge 14' 1" x 14' 9" Extending to 17'3" into bay (4.29m x 4.49m)

A fabulous size lounge, perfect for the growing family, the impressive sized bay window adds a further space to the room, along with allowing natural light to fill the lounge. The lounge is completed with an attractive central feature fireplace with smart surround, matching inset and hearth housing a coal effect electric fire. The lounge sits open plan to a study area.

Study Area 7' 5" x 8' 0" (2.26m x 2.44m)

Enjoying a view over the rear garden is the open plan study area or ideal reading space, completed with door and window to rear aspect.

Dining Room 9' 2" x 8' 7" Both Maximum (2.79m x 2.61m)

A lovely relaxing pentagon shaped room with several windows overlooking the garden, perfect for both formal and informal dining.

Family Room 11' 10" x 7' 11" (3.60m x 2.41m)

A most versatile room, currently used as a home office, this would make a great family/play room with window to front aspect and double doors to conservatory.

Conservatory 11' 8" x 8' 5" Both Maximum (3.55m x 2.56m)

Located to the side of the property enjoying a view over the rear garden and established rockery to the side. Of half brick construction with PVC double glazed windows to three aspects, along with French style doors leading to the garden.

Kitchen 6' 10" Extending to 10' into recess x 12' 6" (2.08m x 3.81m)

A most well planned kitchen delivering an extensive range of smart cream coloured wall, drawer, display and base level units, delivering storage in abundance. Butchers block style work tops flow round to provide ample preparation space, along with a central matching breakfast island. The inset one and a half single drainer sink unit with chrome mixer tapware sits below the picture window overlooking the garden. Integrated appliances include: Built in fan assisted oven with grill, combination microwave, four ring gas hob with extractor fan over and built in dishwasher. This lovely kitchen is completed with stylish flooring and access to the rear hallway.

Inner Hallway 3' 2" x 3' 0" (0.96m x 0.91m)

A good space for a free standing fridge, sitting open plan to the utility area.

Utility Area 7' 3" x 2' 8" (2.21m x 0.81m)

Space and plumbing for a free standing washing machine. The utility gives the property a side entrance with PVC half glazed door and window.

First Floor

Split Landing

Adding character to the first floor is the split landing with a feature arched window to the side aspect allowing natural light to fill the space. Access is gained to all first floor rooms.

Master Bedroom 11' 8" x 12' 4" (3.55m x 3.76m)

Located to the front aspect is the main bedroom with built in double wardrobe.

Bedroom Two 8' 10" x 12' 4" (2.69m x 3.76m)

The second double bedroom is located to the rear aspect with a built in single wardrobe, whilst the second cupboard is a useful airing cupboard with hot water cylinder.

Bedroom Three 8' 8" x 12' 0" (2.64m x 3.65m)

The very good size bedroom is located to the front aspect and accessed from its own landing.

Family Bathroom

A fabulous sized bathroom, delivering a smart four piece suite to comprise: Panelled bath with chrome mixer tapware and hand held shower attachment, low level WC, stylish vanity unit with storage below housing the shaped hand wash basin with chrome mixer tap ware and step in double width tiled shower housing the dual head shower, one fixed drencher style the second a traditional riser shower. This attractive bathroom is completed with two chrome heated towel rails, complimentary part tiled walls and contrasting tiled flooring.

Externally

The property enjoys a corner plot, set behind hedged boundaries. The block paved driveway delivers ample parking and leads to the attached single garage. Lawned gardens sit to both front and rear aspect, with several points of interest, established flower beds, thoughtfully planted rockery and a corner home to the timber garden shed.

Tenure

We have been informed the property is Freehold. Correct at the time of listing and subject to change. We recommend you check these details with your Solicitor/Conveyancer.

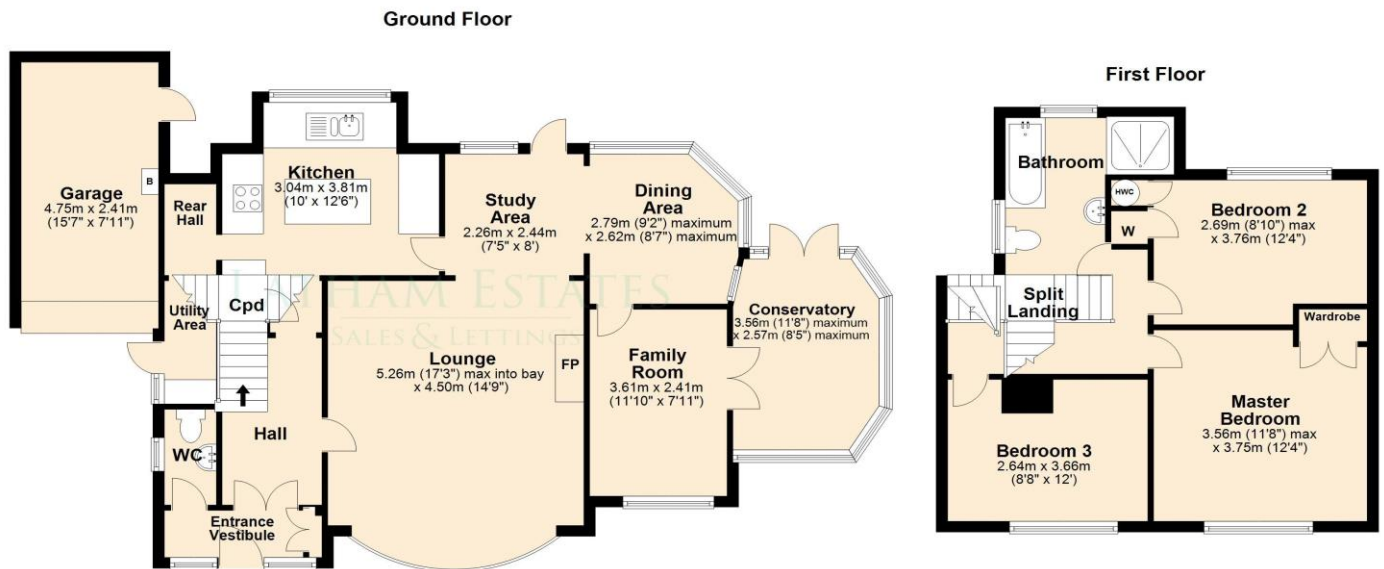


Location

Holmes Chapel is a popular sought after 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 Cheshire 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 south on London Road (A50) to the traffic lights, turn right onto Chester Road, Take the third turning on the left hand side, onto St Andrews Drive, where the property can be found on the right hand side. For sat nav users: CW4 7DN Viewing Strictly by Appointment.



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings. Plan produced using PlanUp.

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