



Deceptively Spacious Detached Property

Extended To The Ground Floor

Three Good Size Bedrooms

Great Cul-de-Sac Location

Stunning Substantial Dining Kitchen

Ample Private Parking



## Introduction

A deceptively spacious detached family home having been extended and remodelled to deliver exceptional accommodation. Tucked away on a much sought-after small cul-de-sac location of only five properties approached via the ever-popular Portree Drive development. Offering ready to move into accommodation and enjoying views over open countryside to the front aspect. A great location, perfect for village life with schools and the village centre being within easy reach. The property tour starts with an entrance vestibule, leading to the fabulous eye-catching dining kitchen, the current owners have designed this area with today's modern living in mind, delivering a range of contemporary well planned units with matching island for more casual dining. The versatile smaller of the two reception rooms is located to the front aspect delivering plentiful space for several uses and a lovely view over the front tree lined aspect. The extension includes a superb sized lounge, located to the rear aspect with feature decorative chimney breast and stunning flooring. Access is gained to the sizeable conservatory which enjoys the best view over the landscaped low maintenance rear garden. The ground floor accommodation is completed with a separate good-sized utility and modern ground floor cloakroom/WC. The first-floor landing leads to the three bedrooms and family bathroom. The generous master bedroom is located to the rear aspect, whilst bedroom three and the second double bedroom are located to the front aspect enjoying a lovely view. The first floor is completed with a smart three-piece family bathroom. Externally: The extensive block paved private driveway delivers ample private off-road parking with established hedged boundaries situated around the driveway. Gated access to both sides leads to the rear garden. The rear garden has been designed to offer low maintenance, albeit the sizeable green house would be a gardener's delight. The paved terraced patio delivers the ideal place to sit and enjoy the garden and afternoon sun. Viewing is highly recommended to appreciate the location, size and accommodation on offer.

This lovely property is offered for sale with "NO Seller Chain Involved"

EPC Rating D

Council Tax Band - D - Cheshire East

Tenure - Freehold

## ACCOMMODATION

### Entrance Vestibule

The attractive composite main front entrance door, opens to the vestibule with a further door leading to the stunning open plan dining kitchen.

### Dining Kitchen 22' 1" x 10' 6" Maximum (6.73m x 3.20m)

The kitchen has been relocated into this great space, designed to accommodate today's modern, sociable living. The eye-catching kitchen delivers a range of smart contrasting grey and wood effect wall, drawer and base units, with the central island providing seating and further storage. The range of appliances include: Larder style integrated fridge, dishwasher, five ring gas hob with hidden extractor over and mid level double electric oven. The kitchen is completed with inset one and a half ceramic sink with gold effect swan neck mixer tapware, smart flooring and a picture window to the front aspect.

### Study 12' 5" x 7' 4" (3.78m x 2.23m)

A most versatile room located to the front aspect. Ideal study or children's playroom. Completed with attractive flooring.

### Utility room

Access from the kitchen, a great addition to the property is this spacious utility. Fitted with matching base units, contrasting work surface to two sides, one home to the inset circular sink unit with chrome mixer tapware.

### WC

A further addition to the remodelled ground floor. Comprising smart vanity unit to one wall, housing hidden cistern WC and vanity wash hand basin. Completed with built in double storage cupboard.

### Lounge 12' 0" x 18' 10" (3.65m x 5.74m)

The lounge is part of the extension located to the rear aspect, this generously sized lounge provides ample space for free standing furniture. The lounge gives access to the spacious conservatory via PVC double glazed french doors. The room is completed with eye-catching laminate flooring, windows to the side elevation, and conservatory.

### Conservatory 7' 6" x 16' 2" (2.28m x 4.92m)

A great space to sit and enjoy the garden, the generous conservatory is of half brick based construction with windows to three sides. Door to side elevation and French doors give access to the garden.

### First Floor Landing

Turn flight staircase ascend to the first floor landing area, which gives access to all bedrooms and bathroom.

### Master Bedroom 11' 5" x 9' 8" (3.48m x 2.94m)

A generous bedroom located to the front aspect delivering a lovely view. Ample space for all free standing furniture.

### Bedroom Two 10' 5" x 9' 8" (3.17m x 2.94m)

The second generous double bedroom is located to the rear aspect with door to built in single wardrobe.

### Bedroom Three 7' 1" x 9' 2" (2.16m x 2.79m)

The good size single bedroom is located to the front aspect, enjoying the view.

### Bathroom

Delivering a smart matching three piece suite to comprise: Panelled bath with mains mixer shower over, low level WC and vanity unit home to hand wash basin, completed with complimentary tiling, wall mounted chrome heated towel rail and door to airing cupboard.



### Externally

To the front an extensive block paved driveway sweeps to the front of the property to deliver ample private off-road parking, flower beds sit to one side of the driveway, whilst a boundary hedge provides privacy to the front, access to the rear garden can be found on both sides of the property. The rear garden has been designed and landscaped to provide low maintenance gardening, albeit the sizeable green house could be a gardener's delight. Steps lead to the paved patio terrace area an ideal place to sit and enjoy the garden. Established flower beds sit to one side to provide summer colour.



### 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 an outstanding 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.

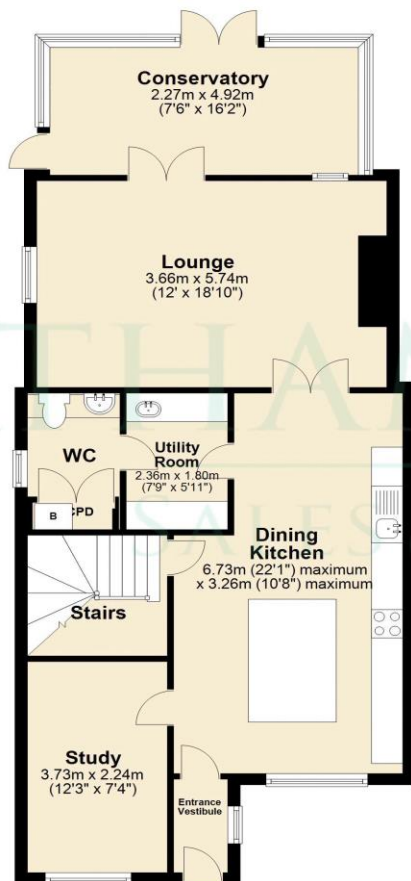
### Tenure

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.



## Directions

From our Office 16 The Square, CW4 7AB travel south on London Road to the main travel lights, turning right onto Chester Road, take the third turning on the left onto Selkirk Drive, then the first left onto Portree Drive. Continue along Portree Drive taking the fourth turning on the right onto Glencoe Close, where the property can be found tucked away at the head of the cul-de-sac. Easily identified by our Latham Estates For Sale Board.  
Post Code: CW4 7HX 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  
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**IMPORTANT NOTE TO PURCHASERS:** Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

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.