



**Five Bedroom Detached Family Home**

**Superb Open Plan Living Kitchen**

**Fabulous Most Envidable Plot**

**Two Spacious Reception Rooms**

**Separate Utility Room & Downstairs WC**

**Ample Off Road Parking and Garage**





## Introduction

A most attractive double fronted, substantial detached five bedroomed, two reception family home. This beautiful, extensive property enjoys many upgrades the current owners stipulated, of which appear throughout the property, which include "Nest" allowing remote/advanced heating control and an Airband installation, that offers up to 700mb+ connection. The location is perfect being tucked away in a small cul-de-sac of only four properties and enjoys a most enviable plot of approximately 0.3 acres, with a fabulous sized private rear garden, and extensive parking with two separate driveways to the front aspect. Set on the attractive Cottons development on the edge of the village. Built by Charles Church to the Marylebone design, to deliver bright spacious ready to move into accommodation. The tour starts with a welcoming hallway with attractive tiled flooring flowing through. The spacious lounge is situated at the front aspect and enjoys a high degree of privacy, the second versatile reception room is perfect for a study/playroom or formal dining room. The heart of any home is the kitchen. This superb open plan family dining kitchen with further living area will not disappoint, perfect for today's modern living. Occupying the whole of the rear aspect to enjoy a view over the extremely private rear garden. The kitchen delivers an extensive range of smart grey Shaker style units with several integrated appliances, eye-catching granite sparkle work tops flowing round to the breakfast bar area, which sits seamlessly open plan to the central dining and the substantial family living area beyond. Two sets of French style doors open onto the rear garden and allow natural light to fill the space. The ground floor is completed with a sizeable separate utility with further matching Shaker units and ground floor cloakroom/WC. The first floor landing flows round to all bedrooms. The master bedroom is located to the front aspect and boasts an impressive four-piece en-suite bathroom and chic built in wardrobes, whilst three further double bedrooms and the good size fifth bedroom are serviced by the sizeable contemporary generous sized four-piece family bathroom. The whole front elevation of the house boasts high quality plantation shutters. Externally: The property arguably enjoys one of the greater sized plots, with extensive block paved private off-road parking options leading to the detached garage. The front garden is mainly laid to lawn. The fabulous size rear garden delivers a high degree of privacy with the garden being mainly laid to lawn with flower beds surrounding. The extensive paved patio provides an ideal place to sit and enjoy the garden, along with a further very private hidden away seating area. The Cottons development offers residents a fantastic children's play park and tennis court.

EPC Rating B

Council Tax Band – F – Cheshire East

Tenure – Freehold with a maintenance charge

## ACCOMMODATION

### Entrance Hallway

A most welcoming start to the tour, the spacious hallway leads to the main reception rooms, whilst open balustrade stairs ascend to the first floor, with clever built in storage below. Smart tiled flooring flows through the hall to the kitchen and WC. Completed with a useful cloak/storage cupboard.

### Sitting Room 17' 0" x 11' 5" (5.18m x 3.48m)

The bright, generous sitting room is located to the front aspect enjoying a high degree of privacy. The perfect room to retire to in the evening.

### Study/Dining Room 10' 1" x 9' 1" (3.07m x 2.77m)

A most versatile room located to the front aspect, perfect for home office, play room or formal dining room.

### WC/Cloakroom

Fitted with a contemporary matching white two-piece suite to comprise: Low level WC and pedestal wash hand basin with chrome mixer tapware. Completed with the continuation of the stylish tiled flooring and contemporary half tiled walls.

### Open Plan Living Kitchen 12' 7" x 27' 10" (3.83m x 8.48m)

The heart of any home is the kitchen, this will not disappoint, just perfect for today's modern living. This superb, open plan living kitchen with dining area and substantial family area, occupies the whole of the rear aspect of the property. The room delivers a fabulous kitchen, ample space for a dining table and a generous space for a family seating area. The kitchen offers a comprehensive range of attractive grey Shaker style matching wall, drawer and base level units delivering storage in abundance. Contrasting sparkle granite work surface flows around to provide ample preparation space and incorporates a central breakfast bar ideal for more relaxed dining. The inset one and half single drainer sink unit with chrome mixer tapware sits below a double glazed window overlooking the rear garden. Appliances include: A eye-catching central Cuisine Master range style cooker with five ring hob, three separate ovens and grill with matching granite splash back leading to the double width chimney style extractor fan, integrated dishwasher and integrated wine cooler. This splendid space is completed with the most attractive mother of pearl splash back tiling and the continuation of the attractive flooring flowing through the ground floor. Both the dining and family areas enjoy French doors opening to give direct access to the rear garden.

### Utility Room 5' 8" x 5' 11" (1.73m x 1.80m)

A continuation of the matching Shaker style wall and base units to provide further storage. Further work surface incorporates a stylish single drainer sink unit with chrome mixer tapware. The tiled flooring extends through from the kitchen, completed with space for white goods and a door giving access to the side aspect.

### First Floor Landing

A spacious landing with open balustrade banister sweeping round giving access to the majority of first floor rooms. Completed with loft hatch and a useful shelved airing cupboard.

### Master Bedroom 10' 0" x 10' 8" Minimum (3.05m x 3.25m)

A lovely sized master bedroom located to the front delivering a range of smart built in mirror fronted wardrobes, to provide ample storage. The generous recess area leaves ample space for Dressing table area. Completed with access to the en-suite bathroom.

### Master En-Suite Bathroom

An impressive en-suite four piece bathroom fitted with a matching white suite comprising: Panelled bath with chrome mixer tapware, double width walk in shower unit boasting dual head mains mixer showers one fixed rainfall style, the second a traditional riser shower. Low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with a chrome heated towel rail, complimentary striking fully tiled walls and contrasting stylish flooring

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

The second generous double bedroom is located to the front aspect with a recess area, perfect for freestanding furniture.

### Bedroom Three 11' 9" x 8' 1" (3.58m x 2.46m)

A lovely third double bedroom located to the rear aspect, boasting a triple built in mirror fronted wardrobe to provide excellent storage.

### Bedroom Four 8' 5" x 10' 8" Max to back of wardrobe (2.56m x 3.25m)

The fourth double bedroom is located to the rear aspect with a built in mirror fronted double wardrobe to provide further storage.



### Bedroom Five 8' 5" x 6' 7" (2.56m x 2.01m)

The good size fifth bedroom is located to the rear aspect, perfect nursery or home office.

### Family Bathroom

A superb sized main family bathroom fitted with a contemporary white four piece suite to comprise: Panelled bath with chrome mixer tapware, separate walk in tiled shower unit with wall mounted electric shower, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with complementary fully tiled walls, chrome heated towel rail and smart flooring.

### Externally

The impressive block paved private driveway, having been extended by the current owners, delivers a fabulous amount of parking with one driveway leading to the larger than average single garage and the second parking set to the side. The open plan front garden is mainly laid to lawn with inset pathway sweeping round to the side and main front entrance. The enviable rear garden delivers a high degree of privacy with two extensive patio areas one set to the property and a second hidden patio, with blue limestone, both perfect to sit and enjoy the surroundings. The garden being mainly laid to lawn with thoughtfully planted flowerbeds surrounding. Completed with panelled boundary fencing and gated access to the front aspect.



### 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.

### Tenure

A site maintenance charge per annum applies.  
Approx £230.21 P/A Subject to change.  
Correct at the time of listing.  
We recommend you check these details with your  
Solicitor/Conveyancer



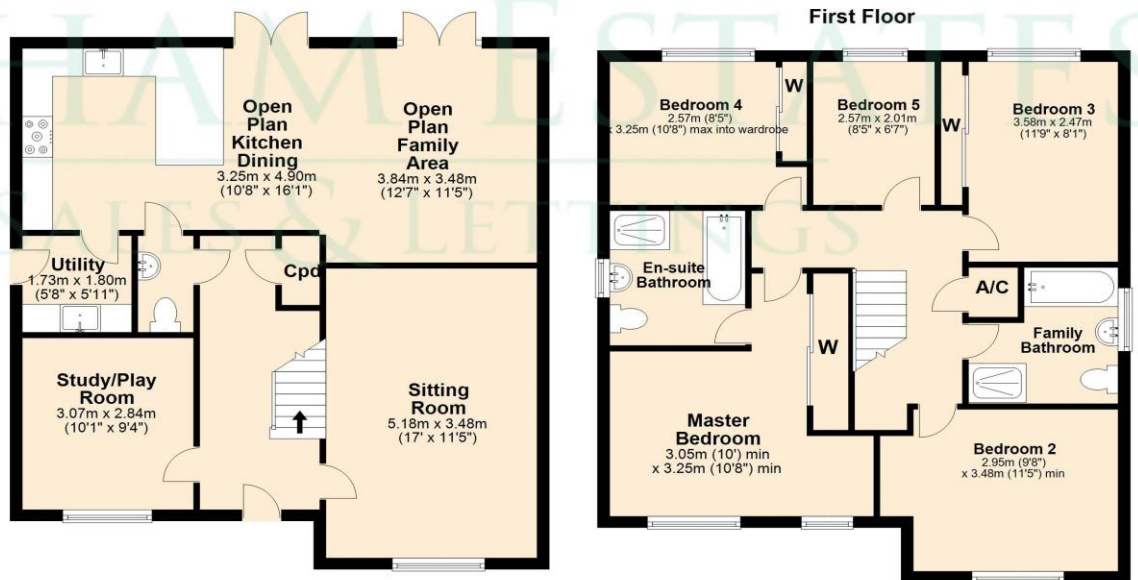
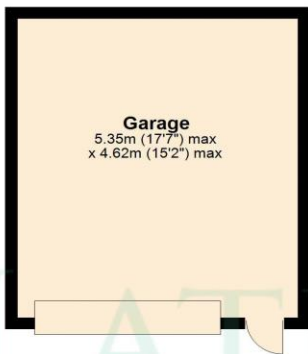


## Directions

From our office 16 The Square, CW4 7AB. Travel north to the mini roundabouts, take the first exit left onto Middlewich Road, travel along Middlewich round, where The Cottons can be found at the edge of the village, on the right hand side. Once on the development, continue along Cotton Field Road, following the road round to the right, turning left into Long Croft Close Cul-de-Sac where the property can be found on your left hand side.



Ground Floor



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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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.