



**Stunning Detached Family Home**

**Superb Open Plan Living Kitchen**

**Spacious Lounge with Bay Window & Media Unit**

**Four Good Size Bedrooms**

**Upgraded Family Bathroom & En-Suite**

**Private Rear Garden**



## Introduction

Simply stunning. A most impressive, substantial four-bedroom detached property set on the sought after Bluebell development on the south side of Holmes Chapel. Built by Bloor to the Webster design, offering 1300 square feet of exceptional accommodation. This beautiful, extensive property enjoys many thoughtfully planned upgrades, at the current owners request, media wall, lighting, two eye catching fires, stunning kitchen with an array of appliance, the main being the extended living accommodation downstairs to create a fabulous open plan kitchen dining with a family area, a superb versatile space perfect for today's modern living. The property tour begins with the most welcoming hallway with attractive herringbone style Amtico flooring, and access is given to all ground floor rooms, a wonderful addition being a generous utility cupboard accessed via double doors, and stairs ascending to the first floor. The substantial lounge is situated to the front aspect with a sizeable bay window and eye-catching media wall with a contemporary inset flame electric fireplace. The highlight of the ground floor is the open plan kitchen/dining family room situated to the sunny rear aspect. The heart of any home is the kitchen, this will not disappoint. The stunning open plan kitchen delivers an extensive range of smart grey shaker style units with several quality integrated appliances, contrasting work surface flows round to deliver ample preparation space. The kitchen sits seamlessly to the extended dining area with skylights to allow natural light to fill the space, with double French style doors, with electric blinds and leads to the rear garden. This stunning open plan living area completed with the well placed family area, which boasts a cylinder style feature gas log style burner, ideal for those cosy nights. The dining area gives access to the separate utility room. The ground floor is completed with a WC. The first floor gives access to all four well-proportioned bedrooms. The master bedroom is located to the rear aspect with a smart three-piece en-suite shower room and a range of attractive built-in wardrobes, whilst two further double bedrooms and the good size fourth bedroom are serviced by the contemporary beautiful four-piece family bathroom boasting a jacuzzi bath. Externally the tandem driveway sits to the side of the providing ample off-road parking and leads to the detached single garage. The beautifully landscaped private rear garden delivers several points of interest, with several seating areas, ideal to sit and enjoy Alfresco dining. Viewing is highly recommended to appreciate the quality of the accommodation on offer.

EPC Rating B

Council Tax Band E – Cheshire East

Tenure – Freehold with Maintenance Charge

## ACCOMMODATION

### Entrance Hallway

A most welcoming start to the tour, the spacious hallway leads to the main reception rooms, whilst turn flight stairs ascend to the first floor. A useful sizeable utility area, accessed via double oak doors with motion lighting, work surface delivers space for two white goods. The hallway is completed with stylish herringbone style Amtico flooring flowing through.

### Ground Floor WC

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

### Lounge 13' 6" min x 13' 5" max (4.11m x 4.09m)

Located to the front aspect is the spacious lounge, with a sizable walk-in bay window, complete with plantation style shutters, allowing natural light to flow in. A fabulous feature is the lovely addition of the media wall with an integrated electric flame fire and space for wall mounted television creating an attractive focal point to the room.

### Open Plan Kitchen / Family / Dining Area

Situated to the rear aspect is the beautifully well-planned fabulous living space.

### Kitchen Area 13' 11" x 13' 5" (4.24m x 4.09m)

The well planned, extensive range of grey shaker style wall, drawer and base level flow round to all deliver fabulous storage, with contrasting work surface flowing round to provide extensive preparation space. Integral appliances include: Mid-level double fan assisted AEG oven and grill, AEG four ring gas hob with glass splashback and chimney style extractor over, integrated AEG dishwasher, built in larder style fridge/freezer and a smart inset black Carron phoenix one and a half sink unit with a superb upgraded Quooker 3 in 1 multi-function hot water tap. This stunning kitchen is completed with inset ceiling spotlights, and continuation of the smart herringbone flooring.

### Dining Area 7' 10" x 11' 4" (2.39m x 3.45m)

This wonderful bright space sits open plan to the family area and kitchen, being part of the extension, with skylights allowing natural light to flow through along with French style doors opening the beautiful rear garden complete with remote controlled electric blinds. This lovely space is completed with a chic vertical radiator, continuation of the herringbone style Amtico wood effect flooring and access to the utility room.

### Family Area 10' 1" x 9' 8" (3.07m x 2.94m)

Sitting seamlessly open plan is the family area, a versatile space which boasts a feature gas log burner, ideal for cosy nights.

### Utility Room

A continuation of the matching grey shaker style wall and base units to provide further storage. Further work surface incorporates a single drainer sink unit with chrome mixer tapware and tiled splashback. The smart herringbone style flooring extends through from the dining area, completed with space for a white good and a stable style door giving access to the rear aspect.

### First Floor

#### First Floor Landing

The spacious landing gives access to all bedrooms. Completed with a useful storage cupboard, ideal for household items and window to side aspect.

#### Master Bedroom 12' 1" max x 9' 7" (3.68m x 2.92m)

A generous master bedroom located to the rear aspect with upgraded double wardrobes with glass fronted sliding doors, providing superb storage and hanging rail space with ample room for further bedroom furniture. Completed with access to the stylish en-suite shower room.

#### En-Suite Shower Room

A spacious en-suite shower room delivering contemporary matching three-piece suite to comprise: Double width walk in shower unit with stylish tiled walls and mains mixer shower offering dual shower heads, a fixed rainfall style shower head and a traditional raiser shower, low level WC, a vanity unit hand wash basin with chrome mixer tapware, part tiled splash back and a chrome heated towel rail, complete the en-suite.

#### Bedroom Two 8' 2" x 12' 11" (2.49m x 3.93m)

A spacious second double bedroom located to the front aspect with double built in mirror fronted wardrobes to provide excellent storage.

#### Bedroom Three 10' 4" x 8' 6" (3.15m x 2.59m)

A lovely third double bedroom located to the rear aspect.

#### Bedroom Four 7' 6" max x 10' 2" max (2.28m x 3.10m)

The good size fourth bedroom is located to the front aspect, currently being used as a home office, complete with smart Amtico flooring.

### Family Bathroom

A fabulous sized bathroom complete with many upgrades, such as chrome trim throughout, home to a smart matching four-piece suite to comprise: Double ended Hansgrohe jacuzzi whirlpool bath with central chrome mixer tapware and handheld shower attachment, ideal for effortless relaxing, a separate walk-in tiled shower unit with chrome wall mounted mains mixer shower offering dual shower heads, a fixed rainfall style shower head and a traditional raiser shower, low level WC and vanity unit hand wash basin with useful drawers below. This enviable bathroom is completed with grey marble effect tiled flooring with matching part tiled walls, a heated towel rail, a smart mirror and integrated ceiling spotlights.

### Front Aspect

A most attractive property with a inset pathway leading to the main entrance alongside pretty shrubs and herbaceous plants whilst the extensive tandem style driveway sits to one side of the property and leads to the detached single garage. Gated access to the rear garden, external power point, electric car charging point and a security light complete this lovely front aspect.

### Garage 20' 0" x 10' 3" (6.09m x 3.12m)

Up and over entry door completed with light and power plus eaves storage space and external security light.

### Rear Aspect

The enviable rear garden delivers a high degree of privacy, having been landscaped to offer several points of interest and seating areas. Being mostly laid to lawn with a sizeable composite decking area, perfect to sit and enjoy the surroundings. A tiled pathway leads around the garden with thoughtfully planted flowerbeds surrounding, leading to a further decking corner area and a hidden area behind the garage home to the garden shed. Completed with gated access to the front aspect.

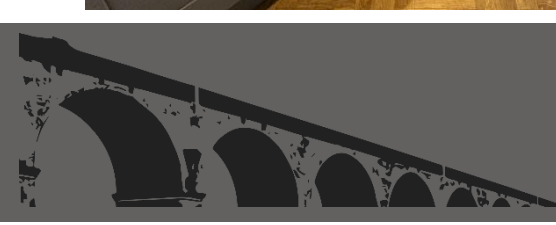


### Location

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.  
A site maintenance charge of £193.70 PA  
Correct at the time of listing.  
We recommend you check these details with your  
Solicitor/Conveyancer



## Directions

From our office 16 The Square, Holmes Chapel. CW4 7AB, travel south through the village on London Road to the traffic lights, continue through the traffic lights staying on London Road (A50) taking the right hand turn onto Bluebell Road (New Bloor Development). Continue along Bluebell Road, following the road round to the left, continue along where the property can be found on the left hand side. Post Code: CW4 7FX Viewing Strictly by Appointment



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.