



**Double Fronted Detached Property**  
**Substantial Open Plan Dining Kitchen**  
**Two Smart Shower/Bathrooms**

**Bright Spacious Double Aspect Lounge**  
**Four Bedrooms with Fitted Furniture**  
**Ample Parking & Garage**



## Introduction

A beautiful bright, spacious, freehold four-bedroom detached family home, set on the popular Brooklands Development, ideally located for village life. Built by Bellway Homes to The Keats Alt Bay Design offering over 1300 Sq Ft of bright, fabulous accommodation, with so many upgrades included. The tour starts with a welcoming reception hallway, giving access to the majority of ground floor rooms. The substantial double aspect lounge is located to the rear aspect, enjoying a view over the rear garden with double French style doors allowing natural light to fill the room. The heart of any home is the kitchen, this will not disappoint, enjoying a double aspect, with the added benefit of a walk-in box bay window. Designed to provide a generous family area, for both dining and relaxing. The well-planned kitchen delivers an array of smart white units delivering ample storage along with several built-in appliances. The ground floor is completed with separate utility and cloakroom/WC. The first-floor landing leads to the sizeable master bedroom with a contemporary three piece en-suite shower room, along with three further well-proportioned bedrooms, which are serviced by the three-piece family bathroom. Externally: The property enjoys a generous plot with a extremely private south westerly facing rear garden, further side garden and ample private off road parking, which leads to the detached garage. This lovely home enjoys many upgrades specified by the current owners with eye-catching tiled flooring, inset ceiling spot lighting, and electric car charging point to name but a few.

**NB:** The current owners have installed solar panels which for the right price would consider leaving. The sellers are happy to share the savings made with the solar panels.

**EPC Rating – C**

**Council Tax Band – F – Cheshire East**

**Tenure – Freehold with a Maintenance Charge**

## ACCOMMODATION

### Entrance Hallway

The open canopied storm porch leads to the attractive composite front entrance door which opens to the hallway, where the eye-catching tiled flooring flows through to the dining kitchen and WC. Access is given to the majority of rooms. Completed with balustrade stairs ascending to the first floor with useful under stairs storage cupboard.

### Lounge 22' 10" x 11' 4" (6.95m x 3.45m)

A lovely spacious, bright lounge enjoying a dual aspect with two windows to front and side elevations along with double French style doors opening to the rear garden.

### Open Plan Family Dining Kitchen 22' 9" x 10' 4" (6.93m x 3.15m)

The heart of any home is the kitchen, this will not disappoint. Designed to deliver a sizable kitchen with spacious dining and family area.

### Dining Area

Sitting seamlessly open plan and enjoying a dual aspect with windows to front and side elevations, one being the bonus of a feature walk in box bay window, perfect seating area. Completed with the continuation of the eye-catching tiled flooring.

### Kitchen Area

The well planned kitchen area delivers a comprehensive range of matching white wall, drawer and base level units to deliver storage in abundance, whilst contrasting work surface flow round to give plentiful preparation space and home to the inset one and a half single drainer sink unit with mixer tapware. Integral appliances include Zanussi single fan assisted electric oven and grill, four ring Zanussi gas hob with chrome splash back leading to the chimney style Zanussi extractor over, integrated larder style fridge freezer and dishwasher. Completed with inset ceiling spot lighting, smart tiled flooring and door to utility.

### Utility Room 6' 4" x 5' 11" (1.93m x 1.80m)

Designed as the utility and utilised as a pantry with matching base units with contrasting work surface and shelving to one wall. Space is provided for washing machine and dryer, home to the gas central heating boiler and completed with part glazed composite door to side elevation.

### Cloakroom/WC

Fitted with a matching white two piece suite comprising low level WC and corner pedestal hand wash basin with chrome mixer tapware. Completed with the continuation of the smart tiled flooring.

### First Floor Landing

Giving access to all main rooms, completed with loft hatch.

### Master Bedroom 13' 2" x 10' 7" (4.01m x 3.22m)

A generous main bedroom, enjoying a dual aspect with windows to both front and side aspects, completed a triple built in wardrobe delivering excellent storage and access to the en-suite shower room.

### Master En-suite

A modern white three piece suite comprising corner walk in shower unit with mains mixer shower, low level WC and pedestal wash hand basin with chrome mixer tap ware. Completed with chrome heated towel rail, attractive part tiled walls, and contrasting flooring.

### Bedroom Two 13' 2" Max x 10' 6" Max (4.01m x 3.20m)

Located to the front enjoying a dual aspect with windows to front and side elevations, is the second double bedroom with a generous smart built in wardrobe, delivering plentiful storage.

### Bedroom Three 9' 3" x 11' 4" (2.82m x 3.45m)

Located to the rear aspect with a smart double wardrobe for ample storage.



### **Bedroom Four** 9' 3" x 7' 1" (2.82m x 2.16m)

Located to the side aspect, a good sized fourth bedroom. If required, it is a versatile room and could be utilised as a home office, with built in double wardrobes.

### **Family Bathroom**

The spacious bathroom delivers a matching white three piece suite comprising panelled bath with chrome mixer tapware and wall mounted mains shower over with glass shower screen, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with stylish part tiled walls.

### **Externally**

The property sits behind a low level evergreen boundary hedge, whilst the private off road parking is set to one side along with the garage, providing ample private parking.

### **Garage** 17' 0" x 8' 3" (5.18m x 2.51m)

Up and over entry door, completed with light and power.

### **Rear garden**

Offering a high degree of privacy is the south westerly facing rear garden, mainly laid to lawn with raised flower beds, ideal family garden or keen gardener wishing to design their own space.



### **Location**

Brooklands development sits on the edge of the village, within close proximity of the village centre and all amenities, along with Holmes Chapel train station. 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**

We have been informed the property is Freehold, with a maintenance charge Correct at the time of listing. We recommend you check these details with your Solicitor/Conveyancer



## Directions

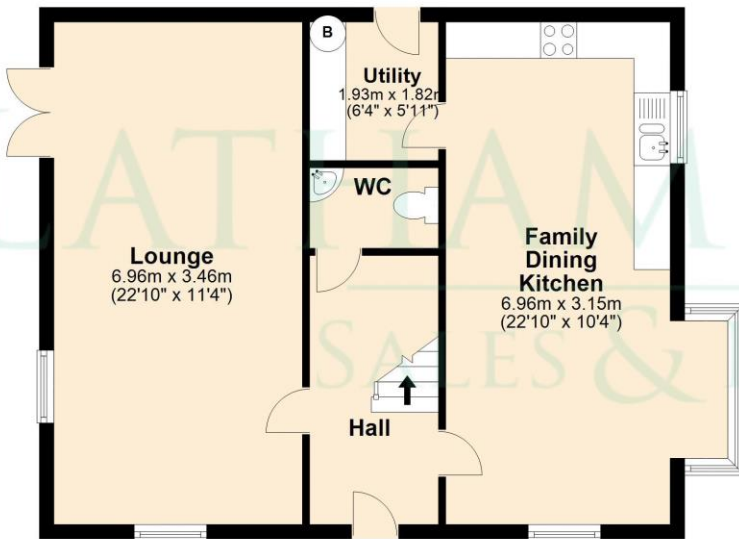
From our office 16 The Square, CW4 7AB. Travel south on London Road (A50) to the main traffic lights, turn left onto Station Road, continue along past Holmes Chapel railway station, then straight ahead at the roundabout (second exit). Take the next right onto Severn Way, where the property can be found on the corner on the left hand side.

Post Code: CW4 8FN

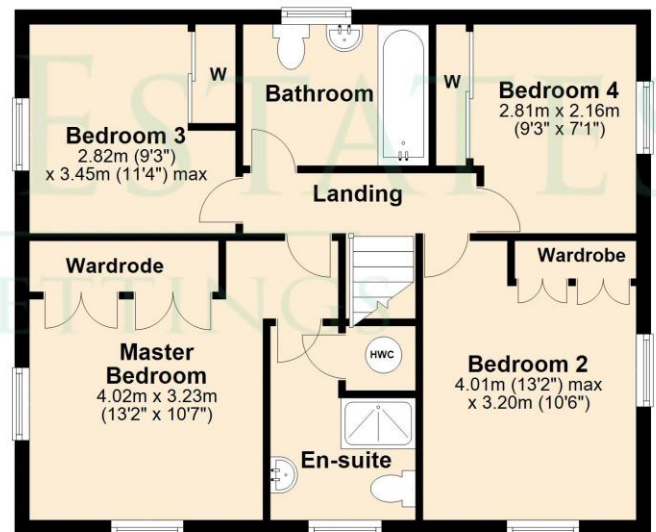
Viewing strictly by appointment.



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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**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.