



Attractive Double Fronted Detached Property

Two Spacious Reception Rooms

Four Well Proportioned Bedrooms

Superb Open Plan Living Kitchen

Master Bedroom with Smart En-Suite

Ample Parking and Private Garden





## Introduction

A most elegant looking double-fronted detached family home offering over 1400 sq ft of fabulous modern living accommodation. Built by Prospect Homes to a high standard, set on a most attractive small development "Manor Green" on the edge of Holmes Chapel village with a wonderful setting overlooking an open green area. Perfect for village life. The property provides many upgrades throughout with attractive oak internal doors and chrome sockets and light switches to name but a few. The tour starts with the main reception hallway, giving access to majority of rooms. The versatile study/family sits to the front of the property, whilst the spacious lounge occupies one side of the property enjoying a dual aspect with twin windows to the front aspect and triple bi-fold doors opening to the sizeable rear garden. The heart of any home is the kitchen, this will not disappoint, with a fantastic well-planned kitchen sitting seamlessly open plan to the family/dining area, perfect for today's modern living. The contemporary kitchen offers an excellent range of smart light grey coloured units providing extensive storage completed with contrasting work surfaces to deliver ample preparation space whilst a feature central island provides informal dining. A clever hide away utility area completes the kitchen area, the dining area provides ample room for formal dining with French doors leading to the rear garden, allowing natural light to flow through. The ground floor is completed with a smart two-piece WC/cloakroom. The first-floor landing leads to the four well-proportioned bedrooms. The master bedroom boasts a smart three-piece en-suite shower room and a stylish range of fitted wardrobes. The three remaining bedrooms are serviced by the stylish three-piece family bathroom, where the high standard continues with attractive tiling and dual head shower fittings. Externally: The property is situated in a most enviable position, tucked away at the head of the cul-de-sac, the front aspect benefits by overlooking an open green area. The private driveway provides ample off-road private parking leading to the part garage and versatile office/workshop. The sizeable rear garden enjoys a south westerly facing aspect being mainly laid to lawn ideal for the growing family and keen gardener, completed with a sizeable eye-catching light grey paved patio providing an ideal place to sit, relax and enjoy the garden, perfect for summer 'Alfresco' dining with a further patio area sitting to the rear of the garden. Viewing is highly recommended to appreciate the plot and accommodation in the most fabulous location.

EPC Rating B

Council Tax Band E – Cheshire East

Tenure – Freehold with a Maintenance Charge

## ACCOMMODATION

### Ground Floor

#### Entrance Hallway

A welcoming hallway with open balustrade stairs ascending to the first floor, with a useful under stairs storage cupboard. Eye-catching Karndean flooring flows through the hallway with oak doors providing access to all principal ground floor rooms.

#### Study/Family Room 9' 1" x 10' 5" (2.77m x 3.17m)

A most versatile room located to the front aspect, perfect for home office, play room or formal dining room. Twin windows sit the front aspect allowing natural light to flow through.

#### Lounge 21' 4" x 11' 7" (6.50m x 3.53m)

A fabulous size lounge, occupying the side of the property enjoying dual aspect windows allowing natural light to flow through with twin windows to the front and superb triple bi-fold doors opening to the rear garden.

#### Open Plan Dining Kitchen 23' 0" x 10' 5" (7.01m x 3.17m)

The heart of any home is the kitchen, this will not disappoint, just perfect for today's modern living with a superb, open plan living kitchen with a substantial family dining area. The well planned kitchen, offering a range of chic light grey shaker style wall, drawer and base level units, delivering an abundance of storage with contrasting work surface flowing round providing ample preparation space and home to the inset chrome butler style sink unit with chrome mixer tapware. The matching central island provides further storage and informal dining. The range of integrated appliances include: Zanussi double electric fan assisted oven and grill, Zanussi four ring induction hob, with Zanussi chrome chimney extractor over, along with built in larder style fridge and freezer and integrated dishwasher. The spacious dining area sits seamlessly open plan to the kitchen, providing ample space for furniture with dual aspect windows, to the side and front, allowing natural light to flow through. This lovely space is completed with the continuation of the attractive Karndean flooring and French style doors opening to the rear garden.

#### Downstairs WC

Fitted with a stylish matching two piece suite comprising: Hidden cistern low level WC and smart vanity unit housing the wash hand basin with chrome mixer tapware, along with storage below. Completed with continuation of attractive Karndean flooring and smart splashback.

### First Floor Landing

The continuation of smart oak doors providing access to all four bedrooms and the family bathroom.

#### Master Bedroom 11' 0" x 12' 2" (3.35m x 3.71m)

Situated to the front aspect, a spacious master bedroom completed with a range of sleek wardrobes and drawers to one wall providing ample storage and hanging space. This lovely room is completed with access to the smart en-suite and useful over stairs storage cupboard.

#### En-Suite Shower Room

Fitted with a white matching three piece suite comprising: A stylish tiled walk in shower unit housing an electric shower, hidden cistern low level WC and wall mounted vanity wash hand basin with chrome mixer tapware. Completed with complementary tiling and a chrome heated towel rail.

#### Bedroom Two 10' 5" x 11' 6" (3.17m x 3.50m)

A generous second double bedroom, located to the front aspect, delivering ample space for bedroom furniture.

#### Bedroom Three 10' 0" x 10' 6" (3.05m x 3.20m)

The third double bedroom is located to the rear aspect overlooking the rear garden.

#### Bedroom Four 10' 7" max x 11' 7" max (3.22m x 3.53m)

A lovely fourth bedroom being a spacious L-shaped room, located to the rear aspect.

#### Family Bathroom

A stylish family bathroom, fitted with a matching modern three piece suite comprising: Panelled bath with a mains mixer shower over, boasting a dual head shower over, one fixed rainfall style, the second a traditional riser style, a floating wall mounted wash hand basin with chrome mixer tapware and hidden cistern WC. Completed with tiled walls and heated chrome towel rail.



## Externally

### Front Aspect

This lovely double fronted family home sits at the head of the small development with an inset pathway to the front entrance with open greenery to the front and side aspect. The extensive driveway, having been extended by the current owners, provides ample private off road parking, which in-turn leads to the detached garage/office room. Completed with a car charging electric point.

### Garage 9' 0" x 7' 10" (2.74m x 2.39m)

The original part garage area comes complete with electric remote controlled doors, light and power.

### Office Room 8' 7" x 7' 10" (2.61m x 2.39m)

Creating the most useful insulated office room/workshop with attractive vinyl flooring, with useful fitted units creating a versatile room. This useful space is accessed via the side courtesy door.

### Rear Aspect

The generous south westerly rear garden offers a high degree of privacy with pretty walled boundaries to two sides. An impressive sized smart paved terraced patio area delivers the ideal place to sit and enjoy this exceptional garden, perfect for summer Alfresco dining. A fabulous space for the growing family or ideal for the keen gardener to design with the garden being mainly laid to lawn with a pathway leading to a further hidden patio area to the bottom of the garden. Access is given to the office/garage and 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

We have been informed the property is Freehold with a Maintenance Charge TBC  
Correct at the time of listing.

We recommend you check these details with your Solicitor/Conveyancer





## Directions

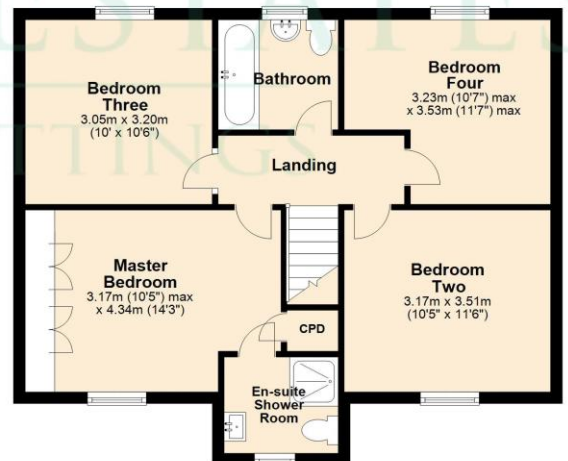
From our Office 16 The Square, CW4 7JZ, travel south on London Road (A50) to the main traffic lights, turning left onto Station Road, travel along past Holmes Chapel Station, to the roundabout, take the first exit left onto Manor Lane. Take the first right onto the development, identified by our Latham Estates for sale board, continue along, where the property can be found at the top of the Cul-de-Sac on the right-hand side. Post Code CE4 8GF 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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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.