



**Fabulous Bedroom Detached Family Home**

**Two Spacious Reception Rooms**

**Two En-Suites & Family Bathroom**

**Superb Open Plan Living Kitchen, Dining, Family Room**

**Four Good Size Bedrooms**

**Beautiful Private Garden**



## Introduction

A most attractive, beautifully presented double fronted detached family home offering over 1600sq ft of thoughtfully planned, stunning ready to move into accommodation, with numerous upgrades implemented by the current owners, with oak doors throughout, stylish tiled flooring, lighting upgrades to name but a few. Built by Bloor Homes to the Dovaston design with today's modern day living in mind, to deliver a striking open plan living kitchen, dining and family room occupying the rear aspect, two further reception rooms and four generous bedrooms. The master bedroom boasts a dressing area and stylish en-suite. The property enjoys an enviable plot with south westerly facing, extremely private rear garden. The tour starts with the welcoming hallway, where the high standard on offer starts with eye-catching tiled flooring flowing through to the kitchen. The sizeable lounge sits to the front aspect, with the versatile second reception room enjoying the same aspect. The heart of any home is the kitchen this will most definitely not disappoint, seamlessly open plan occupying the whole of the rear aspect to enjoy a view over the extremely private garden. The kitchen delivers an extensive range of contemporary high gloss grey units, along with several integrated appliances to provide plentiful storage. The central dining area and substantial family area sit beyond. Two sets of French style doors open to the rear garden and allow extensive natural light to fill the space. The ground floor is completed with a separate utility room and ground floor WC. The first floor delivers four double bedrooms with the master boasting a dressing area and en-suite, with a further bedroom ideal for a guest suite also boasting en-suite facilities. The smart family bathroom completes the first floor. Externally: The property enjoys a most enviable sunny east west plot, giving the extremely private landscaped rear garden a south westerly facing aspect, perfect for Alfresco dining in the summer month's. Set to the side of the property is the substantial private driveway leading to the detached double garage.

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 gives access to most rooms with stunning eye-catching tiled flooring flowing through to the kitchen and cloakroom. Completed with balustrade stairs ascending to the first floor and useful cloak cupboard.

### Lounge 17' 10" x 11' 11" (5.43m x 3.63m)

A lovely bright generous lounge located to the front aspect, the perfect room to retire to of an evening. Finished with neutral décor and window allowing ample natural light to fill the room.

### Study/Playroom 9' 6" x 8' 9" (2.89m x 2.66m)

A most versatile room enjoying a dual aspect with window to both front and side allowing ample light to fill the room, Designed as a home office, but perfect for play or media room.

### WC/Cloakroom

Delivering a matching two piece contemporary suite to comprise: Low level WC and semi-pedestal hand wash basin with chrome mixer tapware. Completed with the continuation of the smart tiled flooring and tasteful upgraded part tiled walls, along with chrome heated towel rail.

### Open Plan Living 13' 9" x 29' 1" (4.19m x 8.86m)

### Kitchen Area 13' 9" x 13' 0" (4.19m x 3.96m)

Simply stunning. A smart range of chic high gloss grey, wall, drawer and base units occupying one side of this fabulous open plan living space. The well planned kitchen delivers plentiful storage, with a range of upgraded AEG integrated appliances to include: Four ring induction hob, with over hanging chimney style extractor fan, built in mid-level double oven with grill, built in AEG dishwasher and integrated larder style fridge/freezer. Contrasting granite worksurface flows round to compliment the units and deliver ample preparation space, further units divide the kitchen and dining area with further exceptional storage. The kitchen area is upgraded with inset ceiling spotlighting and the continuation of the smart tiled flooring. Completed with twin full height windows, set to either side of the French style doors opening to the rear garden.

### Dining & Family Area 10' 10" x 16' 1" (3.30m x 4.90m)

A perfect space for family living, sitting seamlessly open plan to the kitchen is the wonderful, bright, airy dining and family area. Ample natural light fills the space with twin velux style windows and full height windows either side of the French style doors opening to the rear garden. Completed with the smart tiled flooring, and a generous size pantry under-stairs cupboard.

### Utility

Located off the kitchen with further matching unit and space for white goods. Home to the gas central heating boiler. Completed with window to the side aspect and the smart tiled flooring.

### First Floor Landing

Open balustrade flows round to give access to all bedrooms, completed with twin built in storage cupboards.

### Master Suite Bedroom 10' 1" x 10' 10" (3.07m x 3.30m)

A generous main bedroom located to the front aspect, delivering plentiful space for furniture needs, sitting open plan to the dressing area.

### Master Suite Dressing Area

Delivering excellent well planned storage occupying two walls, with ample hanging rail space and shelving, completed with mirror front sliding doors.

### Master En-Suite

A stylish three piece ensuite shower room delivering a matching three piece suite to comprise: Step in double width shower with mains mixer dual showers, one fixed rainfall style the other a traditional riser shower, completed with upgraded tiled walls, low level WC and vanity style hand wash basin with chrome mixer tapware and storage below. The en-suite is completed with wall mounted chrome heated towel rail and smart tiling.

### Guest Bedroom

10' 8" Max to back of wardrobe x 9' 9" (3.25m x 2.97m)

The second double bedroom is located to the rear aspect, ideal for guest or teenagers room boasting its own en-suite facilities. Completed with built in mirror fronted double fitted wardrobe to provide ample storage.



### Guest En-Suite

Fitted with a contemporary matching three piece suite to comprise: Double width step in shower unit with electric shower and smart tiling, low level WC and vanity style hand wash basin with chrome mixer tapware and storage below. Completed with chrome heated towel rail and stylish tiled flooring.

### Bedroom Three 9' 2" Min x 9' 9" Min (2.79m x 2.97m)

A pretty double bedroom located to the front aspect, with a generous recess area, perfect for wardrobe or dressing table.

### Bedroom Four 8' 0" Min x 9' 9" Min (2.44m x 2.97m)

The final good size bedroom is located to the side aspect, completed with a useful recess area ideal for bedroom furniture.

### Family Bathroom

The chic three piece bathroom delivers a matching three piece suite to comprise: Panelled bath with chrome mixer tapware and hand held/wall mounted shower attachment with shower screen. Low level WC and vanity style hand wash basin with chrome mixer tapware and twin drawer storage below. Completed with stunning tiled walls and contrasting tiled flooring.

### Externally

#### Garage & Parking 19' 9" x 17' 8" (6.02m x 5.38m)

The substantial driveway sits to one side of the property and provides enviable private parking, which in turn leads to the detached double garage with up and over door, light and power.

### Gardens

The property enjoys a east west aspect sitting behind a low level boundary front hedge, whilst the rear garden offers a great amount of privacy, with attractive part boundary walled garden. The sizeable patio provides the ideal place to sit and enjoy Alfresco dining. The garden has been thoughtfully planned with the lawn area leading to the established well stoked flower beds. Hidden behind the garage is a useful garden timber store.



### Tenure

We have been informed the property is Freehold.

A site maintenance charge of £160.00 PA

Correct at the time of listing.

We recommend you check these details with your Solicitor/Conveyancer

### 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.



## 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, where the property can be found on the right hand side. Post Code: CW4 7FX  
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  
Plan produced using PlanUp.

**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.