



**Beautifully Presented Property**

**Substantial Lounge**

**Family Bathroom & En-suite Shower room**

**Three Good Size Bedrooms**

**Stylish Open Plan Dining Kitchen**

**Gardens & Driveway Parking**



## Introduction

A most attractive, beautifully presented, three-bedroom semi-detached property, built by Morris Homes set on the ever popular Brereton Green development. Maintained to an exceptional standard, to offer fabulous ready to move into accommodation with a substantial lounge, stylish open plan dining kitchen, three good size bedrooms, along with a smart family bathroom, and en-suite shower room to the master bedroom. The property tour starts with the hallway, giving access to both lounge and ground floor cloakroom. The substantial lounge occupies the front aspect with stairs ascending to the first floor and eye-catching feature panelled main wall. Occupying the rear aspect to enjoy a view over the rear garden is the generous open plan dining kitchen. The kitchen delivers an extensive range of contemporary high gloss light-grey units to provide ample storage along with several integrated appliances. The kitchen sits seamlessly open plan to the dining area with double doors opening to the rear garden, which allow natural light to fill the room. The roomy first floor landing leads to the three well-proportioned bedrooms and stylish family bathroom. The master bedroom enjoys a chic three piece en-suite shower room. Externally: The front of the property provides a private driveway, providing ample off-road parking. The rear garden provides easy maintenance which is mainly laid to lawn with a sizeable, paved patio perfect for summer Alfresco dining.

EPC Rating B

Council Tax Band - C – Cheshire East

Tenure – Freehold with a Maintenance Charge Approx £150.00 P/A

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

The smart composite front opens to the hallway, which gives access to both the lounge and cloakroom.

#### Cloakroom

Delivering a matching white two piece suite to comprise: Low level WC and corner pedestal hand wash basin with chrome mixer tapware. Completed with attractive flooring.

**Lounge** 15' 7" Maximum x 15' 10" Max into stairs (4.75m x 4.82m)

Located to the front aspect is the spacious lounge, the eye-catching feature panelled wall takes centre stage giving the room a lovely focal point. Balustrade stairs ascend to the first floor with useful under stairs cupboard. The window to the front allows ample natural light. Completed with opening to the dining area.

**Open Plan Dining Kitchen** 9' 1" x 15' 10" (2.77m x 4.82m)

#### Kitchen Area

Delivering a range of stylish high gloss, light grey wall, drawer and base units, to provide ample storage. Contrasting work surface flows round to afford excellent preparation space and home to the inset one and a half single drainer sink unit with chrome mixer tapware. The extensive range of appliances included: Mid-level Neff electric oven with grill, Neff four ring gas hob with brushed chrome splash back leading to the Neff chimney style extractor fan. Further integrated appliance include a larder style split fridge freezer, integrated dishwasher and washing machine. The kitchen area is completed with smart metro style tiled splash back, attractive flooring and window overlooking the rear garden.

#### Dining Area

The dining area delivers ample space for free standing furniture. Sitting seamlessly open plan to the kitchen with double French doors opening to the rear garden, along with allowing natural light to fill the room.

### First Floor

#### Landing

Open balustrade sweeps round to give access to all bedrooms, with access gained to a useful cupboard ideal for linen, completed with a feature half panelled wall.

**Master Bedroom** 11' 4" x 9' 1" (3.45m x 2.77m)

Located to the rear aspect is the good size master bedroom, completed with neutral décor and door to en-suite.

#### En-suite Shower Room

The spacious en-suite delivers a smart three-piece suite to comprise: Double width shower unit with mains mixer shower and attractive tiling, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with the smart flooring, part tiled walls and window to side aspect.

**Bedroom Two** 9' 5" x 8' 1" (2.87m x 2.46m)

The second double bedroom is located to the front aspect, completed with neutral décor.

**Bedroom Three** 9' 7" x 7' 5" (2.92m x 2.26m)

The generous third bedroom is located to the front aspect with a part vaulted ceiling to shower case the feature arched window. Stylish triple wardrobes sit to one corner to provide ample storage.





### Family Bathroom

Delivering a smart matching three-piece suite to comprise: Panelled bath with chrome mixer tapware, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with complimentary part tiled walls and attractive flooring.

### Externally

This attractive property sits behind a low-level boundary hedge, with a lawn garden to both the front and side aspect with inset ornamental tree. The private driveway sits to one side delivering private off-road parking and gated access to the rear garden. The rear garden is mainly laid to lawn, perfect for a family or keen gardener wishing to add their own design. Completed with panelled fenced boundaries and sizeable paved patio, ideal for summer Alfresco dining.



### Location

The property is situated some 3.5 miles south of Holmes Chapel, in the parish of Arclid. A semi rural location, with some of Cheshire's wonderful farmland and countryside close by. Situated within easy reach to Holmes Chapel, Sandbach and Congleton town centres, with each providing a wide range of shopping, recreational, social and educational facilities. For those wishing to commute this is an ideal location with Junction 17 (Sandbach) of the M6 North West motorway network approximately 1.5 miles away, along with main line train stations available at Holmes Chapel, Congleton and Sandbach. Educational facilities for both primary and secondary are available (subject to placement) at Smallwood primary, Brereton primary, Holmes Chapel both primary & secondary and Sandbach both primary & secondary.

### Tenure

We have been informed the property is Freehold.  
A devolvement maintenance charge £149.40 PA applies.  
Correct at the time of listing.  
We recommend you check these details with your  
Solicitor/Conveyancer



## Directions

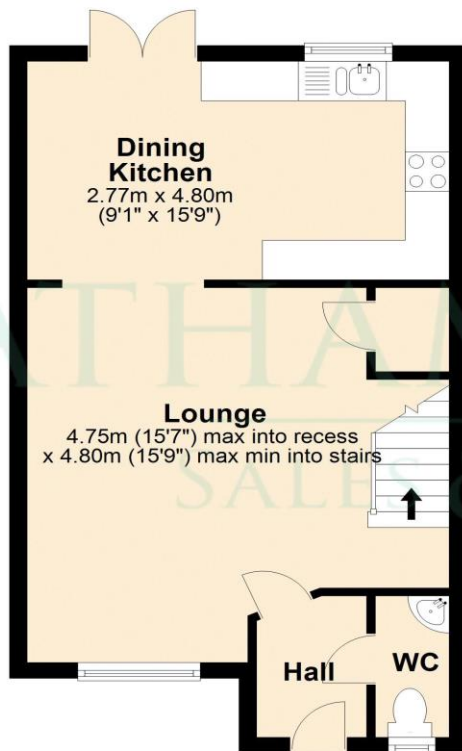
From our office 16 The Square, CW4 7AB Travel south through Holmes Chapel village, continue along the A50 London Road in the direction of Sandbach, after approximately 3.5 miles turn left onto the Brereton Grange development, at the junction turn right, then turn right onto Flint Close, where the property can be found on the right hand side.

For Sat Nav user: post code CW11 2AH

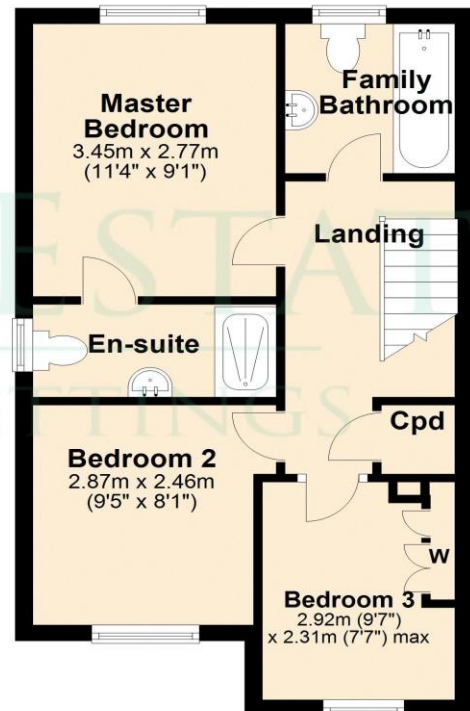
Viewing Strictly by Appointment.



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  
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.