

LATHAM ESTATES

SALES & LETTINGS

Macclesfield Road
Holmes Chapel

Guide Price £450,000



Deceptively Spacious Semi-Detached

Luxury Ground Floor Master Suite

Smart Family Bathroom

Fabulous Open Plan Living

Three First Floor Bedrooms

Landscaped Rear Garden



16 The Square Holmes Chapel, CW4 7AB
Tel: 01477 533111
www.latham-estates.co.uk

Introduction

An exceptional four-bedroom semi-detached property, having been remodelled and extended by the current owners to offer exceptional accommodation. From the front elevation, you would indeed not expect what will greet you. The ground floor has been designed with today's modern living in mind, the substantial open plan living area includes an impressive kitchen perfect for entertaining and keen chef. The kitchen sits open plan to the dining area, which in turn leads seamlessly to the lounge area, which enjoys a vaulted ceiling with impressive, exposed steel beam, skylights and French doors to the rear aspect, all allowing natural light to fill the space. Hidden in the panelled wall is the entrance to the luxury master suite, where you will find the generous bedroom area with a stylish feature walled headboard with hidden storage. The open plan dressing area delivers several smart fitted wardrobes, and beyond is the chic ensuite wet room, with several eye-catching features to include, twin vanity hand wash basins, large walk-in shower and striking tiled walls and flooring. The ground floor is completed with two walk-in pantry's and half part garage ideal for everyday storage. The first-floor landing leads to three further well-proportioned bedrooms two sizeable double bedrooms and generous single bedroom which are serviced by the smart three piece family bathroom. Externally: The property sits back from the road to provide exceptional private off-road parking. Whilst the rear garden has been landscaped for ease of maintenance, a place to enjoy, relax and socialise. The covered patio area delivers an ideal space to be used all year round, whilst the paved patio continues to the hot tub area. Hidden to the bottom of the garden is the hot tub area, covered to provide privacy and all year-round use, with digital controls to the en-suite shower. The fabulous outside space is completed with inset and raised flower beds to bring colour to the garden. Completed with an external shower. NB: Hot tub available by separate negotiations. The property sits within easy reach of the centre of Holmes Chapel, making it perfect for village life, and situated in the catchment for the sought after Hermitage Primary School.

EPC Rating D

Council Tax Band – C – Cheshire East

Tenure – Freehold

ACCOMMODATION

Entrance Hall

Stairs ascend to the first floor, with a door leading to the living space.

Open plan Living 38' 9" x 13' 1" (11.80m x 3.98m)

Kitchen Area 13' 5" x 11' 8" (4.09m x 3.55m)

The well planned kitchen delivers a comprehensive range of stylish high gloss cream coloured wall, drawer, base units and pull-out larder style cupboard, all of which deliver storage in abundance. Attractive contrasting worksurface flows round to incorporate the substantial breakfast bar area, perfect for less formal dining and home to the stainless steel inset single drainer sink unit with chrome mixer tapware providing filtered water and a food waste disposal unit. Several quality integrated appliances include: AEG fan assisted electric oven and steamer, AEG gas four ring hob with metro style tiling leading to the AEG vertical style extractor fan. AEG dishwasher and slim line wine cooler. The kitchen sits open plan to the dining area, with a walk-in bay window to the front aspect, allowing natural light to fill the space. Completed with cork style flooring flowing through, kick board lighting and inset ceiling spot lighting.

Dining Area 10' 9" x 13' 11" (3.27m x 4.24m)

Divided only by the breakfast bar is the spacious dining area, perfect for family dining and entertaining. Completed with the continuation of the eye-catching cork style flooring

Lounge Area 14' 8" x 11' 3" (4.47m x 3.43m)

Being part of the extension is this fabulous lounge, which is the perfect place to sit and relax. Located to the rear aspect with striking vaulted ceiling showing the exposed steel beam, two skylights and the double French doors which allow natural light to flood the space. Completed with part feature panelled wall, with hidden door leading to the master suite, continuation of the smart flooring, two vertical radiators and door to garage store.

Two Pantries

Two walk-in separate pantries sit off the dining area, both adding excellent storage, one being home to the gas central heating boiler.

Part Garage Store 8' 3" x 7' 11" (2.51m x 2.41m)

Accessed externally via the electric roll style garage door and the lounge area. with light and power, perfect for extra storage.

Master-Suite

Master Bedroom 11' 8" x 11' 1" (3.55m x 3.38m)

An amazing design hidden from the main house, with vaulted ceiling and exposed feature Steel beam which continues through to the dressing area. The bespoke floor to ceiling luxury headboard protrudes from the wall to hide the extra storage behind. Lighting is fabulous, with automatic low level lighting, headboard lighting, along with ceiling spot lighting. Natural light fills the space with a full length slim line window and further high level window, completed with the continuation of the smart cork flooring.

Dressing Area

7' 2" x 8' 10" Max into Wardrobe (2.18m x 2.69m)

Four sizeable contemporary double matching wardrobes occupy each wall, to deliver excellent storage, each with over head lighting. The skylight in the vaulted ceiling allows ample natural light. Completed with the continuation of the cork flooring and glass door to the en-suite.

En-Suite Wet Room 6' 6" x 8' 9" (1.98m x 2.66m)

WOW !!! Simply stunning. The spacious en-suite delivers a walk in wet room shower with digital control, dual shower heads, one fixed drencher style then a second a traditional raiser. Chic twin vanity units, provide separate matching handwash basins with chrome tapware, both with heated vanity mirrors over and lighting. Twin dual fuel chrome heated towel/radiators. Smart tiled flooring flows though, with under floor heating and low level automated lighting. Completed with stunning feature tiled walls, vaulted ceiling and door to rear aspect and hot tub area.

First Floor Landing

Spindled balustrade leads to all bedrooms and bathroom, completed with window to side aspect and loft hatch.



Bedroom Two 12' 2" x 9' 11" (3.71m x 3.02m)

Originally the main bedroom, hence the size, a substantial double bedroom, located to the front aspect.

Bedroom Three 11' 8" x 8' 0" (3.55m x 2.44m)

The third double bedroom is located to the rear aspect

Bedroom Four 8' 0" x 1' 11" (2.44m x 0.58m)

A most generous fourth bedroom, located to the rear aspect.

Family Bathroom

The spacious bathroom delivers a matching three-piece suite to comprise: P-shaped bath with electric shower over, built in vanity unit home to the hand wash basin with chrome tapware, and vanity mirror over with lighting, completed with low level WC, complimentary part-tiled walls.

Externally

The property sits back from the road with an extensive gravelled driveway to afford private off-road parking for several vehicles. The rear garden has been designed to accommodate low maintenance gardening and the hot tub area. The paved patio flows through the covered area, ideal for all year-round enjoyment, then continues to the hidden hot tub area, where an external shower can be found. The raised flower beds appear in several areas to add colour to the fabulous outdoor space.



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 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.
Correct at the time of listing.
We recommend you check these details with your
Solicitor/Conveyancer



Directions

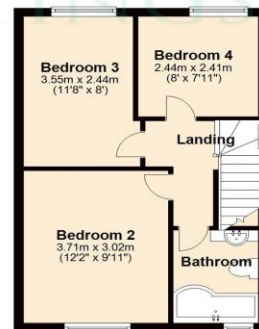
From our office 16 The Square, CW4 7AB. Travel to the mini roundabouts, taking the third exit onto Macclesfield Road. The property can be found shortly after Hermitage Drive on the left hand side, easily Identified by our Latham Estates For Sale board. Please feel free to use the driveway for your viewing. Post Code CW4 7NH
Viewing Strictly by Appointment



Ground Floor



First Floor



All Measurements are approximate. Not to scale. Created for illustrative 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.