



Five Bedroom Detached Family Home

Superb Open Plan Living Kitchen

Stylish En-suite & Family Bathroom

Two Spacious Reception Rooms

Separate Utility Room & Downstairs WC

Fabulous Landscaped Gardens



Introduction

A most attractive double fronted family home, this substantial detached five bedroomed, two reception room, along with stunning open plan living kitchen, delivers exceptional ready to move into accommodation. This beautiful property enjoys many upgrades of which appear throughout the property. Set on a corner to deliver a high degree of privacy, and enjoying a most enviable plot with fabulous landscaped rear garden. Located on the attractive Cottons development on the edge of the village. Built by Charles Church to the Marylebone design, The Cottons offers residents a fantastic children's play park and tennis court. The tour starts with a welcoming hallway with attractive tiled flooring flowing through. The spacious lounge is situated to the front aspect with an eye-catching feature fire. The second versatile reception room boasts a stylish media wall, a perfect second sitting room. The heart of any home is the kitchen. This superb open plan family dining kitchen with further living area will not disappoint, perfect for today's modern living. Occupying the whole of the rear aspect to enjoy a view over the attractive landscaped rear garden. The kitchen delivers an extensive range of smart high gloss white units with the range style cooker catching the eye. Stylish work tops flow round to incorporate the breakfast bar area, which sits seamlessly open plan to the central dining and the substantial family living area beyond. Two sets of French style doors open onto the rear garden, allowing natural light to fill the space. The ground floor is completed with a generous separate utility with further matching high gloss white and ground floor cloakroom/WC. The first floor landing flows round to all bedrooms. The master bedroom is located to the front aspect and boasts an impressive four-piece en-suite bathroom and substantial built in wardrobes, whilst three further double bedrooms and the good size fifth bedroom are serviced by the generous contemporary four-piece family bathroom. Externally: The property provides ample parking with the double driveway located to the front of the one and a half spacious garage. The fabulous size rear garden delivers a good degree of privacy, having been thoughtfully landscaped to deliver areas to suit everyone. The Indian Sandstone paved pathway flows through the garden leading to the central patio area perfect for summer entertaining, a lawned area and many points of interest with raised beautifully planned flower beds to offer colour to the superb garden.

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 leads to the main reception rooms, whilst open balustrade stairs ascend to the first floor. Smart tiled flooring flows through the hall to the kitchen and WC. Completed with a useful cloak/storage cupboard.

Sitting Room 17' 2" x 11' 5" (5.23m x 3.48m)

The bright, generous sitting room is located to the front aspect. The central stylish feature fireplace gives the room a lovely focal point, perfect room to retire to in the evening.

Cloakroom/WC

Fitted with a contemporary matching white two-piece suite to comprise: Low level WC and pedestal wash hand basin with chrome mixer tapware. Completed with the continuation of the stylish tiled flooring.

Open Plan Living Kitchen 12' 7" Max to family area x 28' 0" (3.83m x 8.53m)

The heart of any home is the kitchen, this will not disappoint, just perfect for today's modern living. This superb, open plan living kitchen with dining area and substantial family area, occupies the whole of the rear aspect of the property. The room delivers a fabulous kitchen, ample space for a dining table and a generous space for a family seating area, all with stylish tiled flooring. The kitchen offers a comprehensive range of smart white high gloss wall, drawer and base level units delivering storage in abundance. Contrasting work surface flows around to provide ample preparation space and incorporates a central breakfast bar ideal for more relaxed dining. The inset one and half single drainer sink unit with chrome mixer tapware sits below the window overlooking the rear garden. Appliances include: A eye-catching central Cuisine Master range style cooker with five gas ring hob, two separate ovens and separate grill with matching splash back leading to the double width chimney style extractor fan, integrated dishwasher. This splendid space is completed with the continuation of the attractive flooring flowing through the ground floor. Both the dining and family areas enjoy French doors opening to give direct access to the rear garden.

Utility Room 5' 9" x 5' 11" (1.75m x 1.80m)

The continuation of the matching white high gloss wall and base units to provide further storage. Further work surface incorporates a single drainer sink unit with chrome mixer tapware. The tiled flooring extends through from the kitchen, completed with space for white goods and a door giving access to the side aspect.

Media Room 10' 2" x 9' 5" (3.10m x 2.87m)

A fabulous second sitting room or family room, located to the front aspect. The chic, navy media wall occupies one wall, to be deliver display shelving and home to a television. To add to the ambience coved up lighting provides remote mood lighting.

First Floor Landing

The spacious landing with open balustrade banister sweeping round gives access to the majority of first floor rooms. Completed with loft hatch and a useful shelved airing cupboard.

Master Bedroom

10' 1" x 10' 11" Both Minimum (3.07m x 3.32m)

A lovely sized master bedroom located to the front delivering a range of smart built in mirror fronted wardrobes, to provide ample storage. The generous recess area leaves ample space for dressing table area. Completed with access to the en-suite bathroom.

Master En-Suite Bathroom

The impressive four piece en-suite bathroom comprises: Panelled bath with chrome mixer tapware, double width walk in shower unit boasting dual head mains mixer showers one fixed rainfall style, the second a traditional riser shower. Low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with a chrome heated towel rail, complimentary striking fully tiled walls and contrasting wood effect tiled stylish flooring



Bedroom Two 9' 8" x 11' 6" (2.94m x 3.50m)

The second generous double bedroom is located to the front aspect with a built in mirror fronted double wardrobe proving excellent storage.

Bedroom Three 11' 9" x 10' 1" Both Maximum (3.58m x 3.07m)

The third double bedroom is located to the rear aspect.

Bedroom Four 8' 5" x 10' 9" (2.56m x 3.27m)

The fourth double bedroom is located to the rear aspect.

Bedroom Five 8' 5" x 6' 7" (2.56m x 2.01m)

The good size fifth bedroom is located to the rear aspect, perfect for a home office.

Family Bathroom

A superb sized main family bathroom fitted with a contemporary white four piece suite to comprise: Panelled bath with chrome mixer tapware, separate walk in tiled shower unit with wall mounted electric shower, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with complementary fully tiled walls, chrome heated towel rail and smart wood effect tiled flooring.

Externally

The property enjoys a corner location, with low maintenance front garden, whilst the enviable rear garden delivers a high degree of privacy, having been thoughtfully landscaped to deliver something for everyone, the Indian Sandstone central paved patio delivers the ideal place for summer entertaining and relaxing, with a lawned area and several beautifully planted raised flower beds to provide colour. Access can be gained to the garage, along with gated access to both the driveway and front aspect.



Parking & Garage 17' 8" x 15' 2" (5.38m x 4.62m)

The double driveway sits in front of the generous one and a half garage, with front up and over entrance door and two further entry doors, completed with light and power.

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 doorstep. 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.

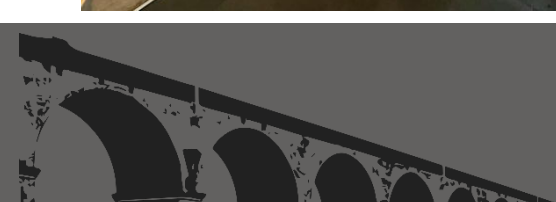
Tenure

A development maintenance charge applies per annum.

Approx £250.00 P/A Subject to change.

Correct at the time of listing.

We recommend you check these details with your Solicitor/Conveyancer

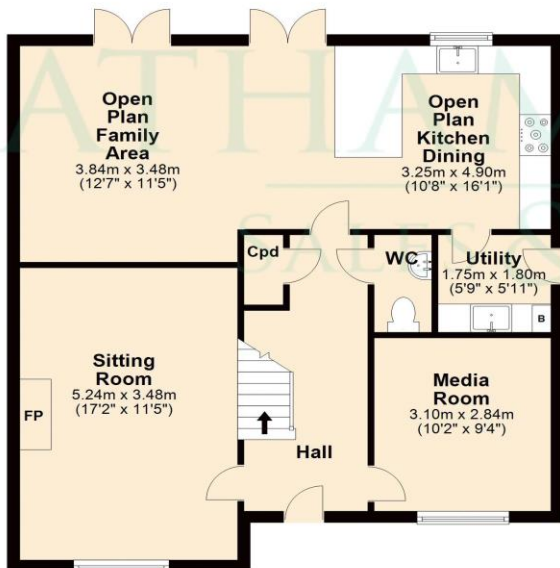
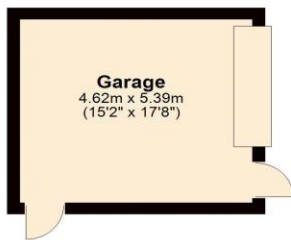


Directions

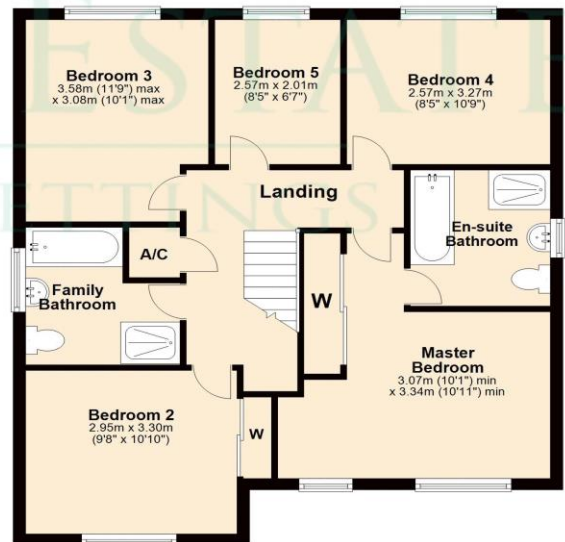
From our office 16 The Square, CW4 7AB. Travel north to the mini roundabouts, take the first exit left onto Middlewich Road, travel along Middlewich round, where The Cottons can be found at the edge of the village, on the right hand side. Once on the development, continue along Cotton Field Road, following the road round to the right, where the property can be found on your right hand side. Post Code: CW4 7PD
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.