



**Four Bedroom Detached Family Home**

**Open Plan Dining Kitchen**

**Ample Parking & Double Garage**

**Three Generous reception Rooms**

**Master Bedroom with En-Suite**

**Ideal Village Location**





## Introduction

A fabulous opportunity to purchase this attractive double fronted, detached family home, with four generous bedrooms and three reception rooms. Set on a generous plot on the much sought after Hawthorn Villas development. An excellent village centre location within a short walk to all Holmes Chapel amenities. In more detail: The welcoming entrance hallway with eye-catching flooring gives access to most ground floor rooms. The substantial lounge enjoys a dual aspect lounge with walk in bay window and feature fire, and the continuation of the wood flooring. From the lounge double French style double doors open to the spacious conservatory which enjoys a view over the rear garden. The impressive sized open plan dining kitchen is located to the rear aspect. The spacious dining room boasts a further bay window allowing natural light to fill the space and the stylish wood flooring. The well-planned kitchen sits open plan and delivers a comprehensive range of cream-coloured units to provide plentiful storage, whilst contrasting work surface flows round to incorporate a breakfast bar to divide the dining area. The ground floor continues with a spacious sizeable study/playroom and a separate utility room. The part galleried landing leads to the four generous bedrooms and main family shower room. The master bedroom delivers a range of built in wardrobes and matching dressing table, to provide ample storage, the master bedroom is completed with a three piece en-suite shower room. Externally: The property is elevated from the road delivering ample private parking which leads to the detached double garage. The front garden has been designed with ease of maintenance in mind with the established flower bed bringing an array of herbaceous shrubs and trees. Whilst the lovely rear garden enjoys south easterly facing aspect, ideal for the summer months with a sizable paved patio, giving the ideal place to sit and enjoy summer "Alfresco" dining. The well-stocked flower beds provide colour and sweep around the central lawned area.

This lovely property is offered for sale with "No Seller Chain" involved

EPC Rating C

Council Tax Band – F - Cheshire East

Tenure - Freehold

## ACCOMMODATION

### Entrance Hallway

A most welcoming hallway with eye-catching wood flooring flowing through to the lounge and open plan dining room. Open turn flight spindle balustrade stairs ascend to the first floor, with useful under stairs cupboard. Completed with doors giving access to most rooms.

### Lounge 17' 5" x 11' 11" (5.30m x 3.63m)

An impressive size lounge located to the front aspect, with walk in bay window, which allows natural light to fill the room. Double doors and twin windows look through to the conservatory. This lovely lounge is completed with inset central feature electric remote-controlled fire and stylish wood flooring.

### Conservatory 9' 11" x 10' 0" (3.02m x 3.05m)

Located to the rear aspect to enjoy a view over the rear garden, with one main privacy wall and two low level walls with windows, along with double French style doors opening to gain access to the rear garden. Completed with tiled flooring.

### Open Plan Dining Kitchen

#### Dining Area 10' 6" x 9' 11" (3.20m x 3.02m)

Located to the rear aspect and sitting open plan to the kitchen, a lovely room for the growing family. The walk in bay window provides a view over the garden and allows natural light to fill the room, completed with the smart wood flooring.

#### Kitchen 11' 4" x 10' 4" (3.45m x 3.15m)

A most well-planned kitchen to deliver a comprehensive range of cream coloured "Shaker" style wall drawer and base units to provide storage in abundance. The inset "Belfast" style sink with brushed chrome swank neck style mixer tapware sits below a window overlooking the garden. Several appliances include Free standing AEG cooker and hob, built in dishwasher, integrated under unit fridge and separate freezer. Stylish contrasting work surface flows round to provide a central breakfast bar area to divide the kitchen and deliver excellent preparation space. Completed with eye-catching tiled flooring, inset ceiling spot lighting and over counter lighting.

### Utility Room 6' 2" x 5' 11" (1.88m x 1.80m)

Located off the kitchen with further base and wall unit with contrasting work surface housing the inset single drainer sink unit. Completed with wall mounted Logic gas central heating boiler.

### Study 7' 2" x 9' 3" (2.18m x 2.82m)

Located to the front aspect is the versatile study, ideal for a home office or playroom, completed with smart wood flooring.

### WC

Delivering a matching two piece suite to comprise: Low level WC and wall mounted hand washbasin. Completed with window to front aspect and complimentary part tiled walls.

### First Floor Landing

The spacious part galleried landing with open spindle balustrade flows giving access to all bedrooms. Completed with useful airing cupboard and window to the front aspect.

### Master Bedroom 10' 10" x 13' 7" (3.30m x 4.14m)

Located to the rear aspect is the generous master bedroom, with a range of fitted wardrobes and matching dressing table to provide excellent storage. Completed with access to the en-suite shower room.

### Master En-Suite

The impressive sized en-suite is home to a three-piece suite comprising: Step in shower cubicle with main mixer shower, chrome pedestal with smart glass circular hand wash basin with chrome mixer tapware and low level WC. Completed with window to the rear aspect and complimentary tiling.

### Bedroom Two 10' 9" x 10' 1" (3.27m x 3.07m)

Located to the rear aspect is the second generous double bedroom.

### Bedroom Three 8' 7" x 10' 3" (2.61m x 3.12m)

A lovely room located to the front aspect, completed with built in double wardrobe.



#### **Bedroom Four** 6' 8" x 9' 0" (2.03m x 2.74m)

Located to the front aspect is the generous forth bedroom.

#### **Family Shower Room**

Delivering a matching three-piece suite to comprise: Double width step in shower with dual head showers, one a fixed drencher style the second a traditional riser shower, the shower is completed with easy clean panel walls and mosaic tile seat and floor. The corner vanity style unit is home to the hidden cistern WC and hand wash basin. Completed with complimentary tile walls, contrasting tiled flooring and wall mounted chrome heated towel rail.

#### **Externally**

The property is slightly elevated from the road, with a thoughtfully planted front garden delivering an array of established herbaceous plants and shrubs. The driveway sits to one side to provide ample private off-road parking which in-turn leads to the detached double garage. The rear garden enjoys a south eastly facing aspect. Perfect for the summer months. The generous paved patio provides the ideal place to sit and enjoy the garden. Established flower beds that add colour and flow round the central lawn. To one corner sits a timber garden room/shed a little hide away in this lovely garden. Access can be gained to the garage from the rear garden. Impressive wrought iron gate and railing flow round from the garden to the side aspect, keeping access enclosed.

#### **Double Garage** 17' 4" x 16' 5" (5.28m x 5.00m)

The generous garage delivers additional parking with up and over electric remote controlled entry door. The garage is completed with a window and courtesy door to the side, along with light and power.

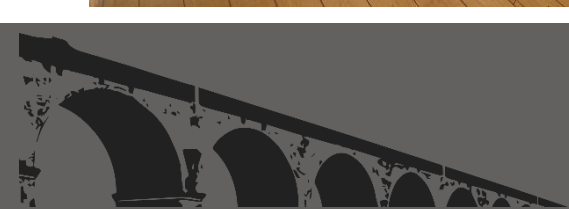


#### **Location**

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 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 apartment is Freehold. Correct at the time of listing and subject to change. We recommend you check these details with your Solicitor/Conveyancer.





## Directions

From our office 16 The Square. CW4 7AB, travel north on London Road (A50) to the mini roundabouts, travel straight over remaining on the A50 (Sign posted Knutsford). Take the first right onto Hawthorn Villas. Where the property can be found on the right-hand side. Post Code: CW4 7AR

Viewing strictly by Appointment.



Ground 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.