



An Attractive Traditional Semi Detached Property

Standalone Fully-Equipped Garden Office

Fabulous Separate Lounge

Stunning Well-Equipped Kitchen with Quartz Worktops

Substantial Open-Plan Living Space with Bi-Fold Doors

Two Stylish Three Piece Bathrooms



Introduction

This attractive, traditional three-bedroom semi-detached house is ideally situated within easy reach of Holmes Chapel village centre, making it perfect for village life. The property is conveniently located near to the highly sought-after Hermitage Primary School and is within easy walking distance of the picturesque Dane Valley countryside. Thoughtfully extended by the current owners, to provide a superb family home. The house features a superb open-plan living space.

This includes a stylish kitchen with quartz worktops, a spacious dining area, which sits seamlessly open plan to the superb family area which boasts underfloor heating, bi-fold doors that open onto the back garden and a feature skylight, both allowing natural light to flood the room. The ground floor also features a separate, spacious utility room with ample storage and a stylish three-piece family bathroom with a Japanese toilet. The ground floor is completed with an exceptional separate formal lounge, full of character and charm, a perfect evening retreat. To the first floor, there are three generously sized bedrooms. The master bedroom enjoys lovely views over the garden and living roof garden, creating a peaceful retreat. The second bedroom offers a charming space with built-in wardrobes, The first floor is completed with a smart well-appointed three-piece family bathroom. Externally, the property sits back from the road, enjoying an extensive block-paved private driveway that provides ample off-road parking. The established flower beds frame the extensive front lawned garden, while the rear garden offers something for all the family, two separate paved patio areas, BBQ area, central lawn and well stocked flower beds. The standout feature of the garden is the standalone garden office. Fully equipped with lighting and power, this dedicated space is ideal for remote working or pursuing creative hobbies. Its quiet and private setting enhances its versatility with a view of the garden.

EPC Rating – C

Council Tax Band - D - Cheshire East

Tenure - Freehold

ACCOMMODATION

Hallway

The welcoming entrance hall sets the tone for this family home, providing ample space for coats and shoes and leading to the various living areas of the house. Completed with eye-catching flooring.

Lounge 12' 9" into Bay x 11' 11" into Recess (3.88m x 3.63m)

The separate spacious lounge is located at the front aspect, a perfect retreat for evening relaxation. It boasts a bay window that allows ample natural light to fill the room, and a central chimney breast that serves as the main focal point.

Open Plan Living Space

The heart of any home is the kitchen "This will not disappoint"

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

The modern kitchen is finished to an impeccable standard, boasting quartz worktops, a halogen hob, a cutaway sink, and a breakfast bar for casual dining. The kitchen design also incorporates ample storage with a comprehensive range of navy blue wall, drawer and base units and workspace flowing round to the breakfast bar to provide plentiful preparation space, making it as functional as it is stylish.

Dining Area 11' 10" x 10' 8" max into recess (3.60m x 3.25m)

Sitting seamlessly open plan to the kitchen and family living room is the spacious dining area, which offers a bright, welcoming setting for family meals or larger gatherings. Clever storage sits to one side of the chimney breast. Completed with the continuation of the smart flooring and Enjoying mains-controlled air conditioning providing heat and cooling in the open plan area.

Family Living Room 1' 3" x 11' 9" (0.38m x 3.58m)

The impressive open-plan family living room is the heart of the home, featuring fully opening bi-fold doors that lead out to the private patio and garden. Eye-catching tiled flooring with under flooring heating adds to the luxury. Designed with entertainment in mind, to include wall mounted TV point, integrated speaker connections, and disco lighting, a fabulous versatile space perfect for both family living and hosting guests.

Utility Room 7' 6" x 6' 0" (2.28m x 1.83m)

The well planned utility offers practicality in abundance, with space for a dryer and freezer. A range of white of smart wall and base units to further enhance its functionality. Completed under floor stylish tiled flooring and access to one of the family bathrooms.

Ground Floor Family Bathroom 5' 5" x 6' 0" (1.65m x 1.83m)

A great addition to the ground floor is the three piece family bathroom, finished to a luxurious standard, featuring a panelled bath with dual head mains mixer showers, one fixed rainfall style the second a traditional riser, a Japanese style toilet, and a vanity unit home to the hand wash basin with chrome tapware. Completed with contemporary tiling with a feature tiled detailed inset to the bath area and complemented by underfloor heating with separate thermostat controls.

First Floor Landing

Giving access to the three generous bedrooms and stylish second family bathroom.

Master Bedroom 11' 11" x 11' 10" Both Max Measurements (3.63m x 3.60m)

Located to the rear aspect is the generous master bedroom enjoying a view over the garden and in particular the living roof feature. Enjoying mains-controlled air conditioning providing heat and cooling.

Bedroom Two 10' 10" x 9' 8" Min to Front of wardrobes (3.30m x 2.94m)

Located to the front aspect is the second generous double bedroom with a bank of smart fitted wardrobes occupying one wall to deliver hanging rail and shelving in abundance.

Bedroom Three 7' 11" x 7' 11" (2.41m x 2.41m)

A generous sized third bedroom located to the rear aspect. Perfect children's room.

Family Bathroom

Servicing the first floor is the second family bathroom delivering a matching three piece suite to comprise: Panelled bath with mains mixer fixed rainfall shower over and shower screen, Hidden cistern WC with storage and a further matching vanity unit home to the hand wash basin with mixer tapware. Completed with complimentary tiling and contrasting tiled flooring.



Externally

The property sits back from the road, with an extensive sweeping block-paved driveway providing excellent private off-road parking. The substantial front lawned garden is surrounded by established flower beds, adding a touch of vibrant colour and natural beauty to the entrance.

Garage 13' 8" x 8' 4" (4.16m x 2.54m)

Currently used as a gym, the fully insulated garage including the floor provides a versatile additional space that can be adapted to suit a variety of needs. Completed with remote controlled entrance door, light, power and eaves storage.

Rear Garden

Something for everyone, the established flower beds flow round the generous central lawn. Separate paved patio areas provide ideal areas to sit and enjoy the outdoor space perfect for summer dining.

Home Office/Garden Room 10' 2" x 8' 0" (3.10m x 2.44m)

A standout feature of the property is the standalone garden office. Fully equipped with lighting and power, this dedicated space is ideal for remote working or pursuing creative hobbies. Its quiet and private setting enhances its versatility with a view of the garden.



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

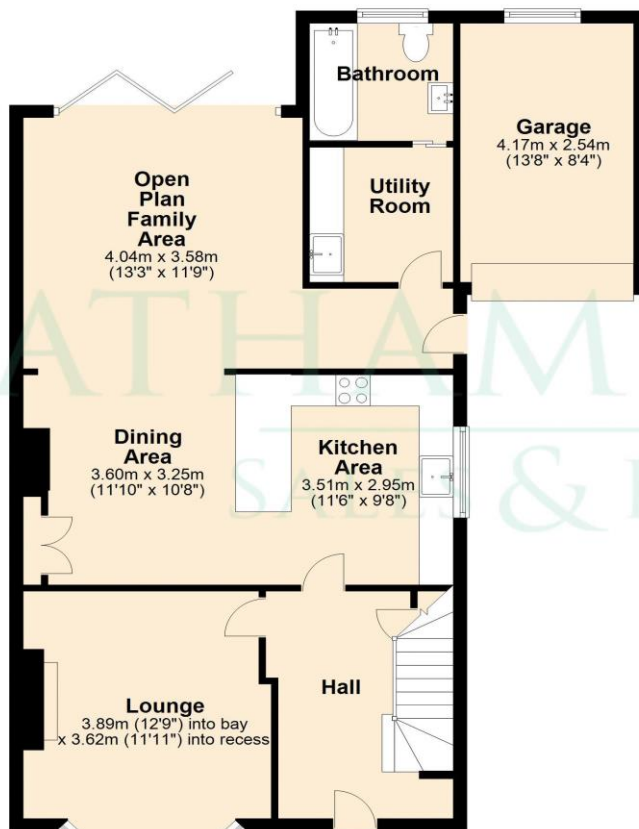


Directions

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 Hertmitage 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



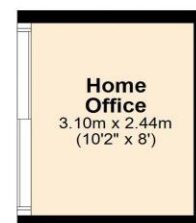
Ground Floor



First Floor



Garden Room



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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.