

LATHAM ESTATES

SALES & LETTINGS

Malpas Close
Arclid

Guide Price £350,000



Deceptively Spacious Detached Property

Generous sized Lounge

Smart Family Bathroom & En-Suite

Superb Open Plan Living Kitchen

Four Good Size Bedrooms

Driveway Parking & Garage



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

Introduction

A most well presented, deceptively spacious family home, to offer fabulous ready to move into accommodation built by Morris Homes. In brief the property offers a substantial lounge, a stylish open plan dining through kitchen, four good size bedrooms, a smart family bathroom, and stylish en-suite shower room to the master bedroom. The property tour starts with a welcoming hallway, leading to the substantial lounge which occupies the front aspect with a feature walk-in bay window. Occupying the rear aspect to enjoy a view over the rear garden is the superb open plan family dining kitchen. The kitchen delivers an extensive range of contemporary white high gloss style units with several integrated appliances and sits seamlessly open plan to the spacious dining area where double French style doors open to the rear garden. The ground floor is completed with a separate utility room and two piece cloakroom/WC. The spacious first floor landing leads to the four well-proportioned bedrooms and smart family bathroom. Worthy of note is the master bedroom boasting high ceilings and a large feature arched double glazed window to front elevation and complimented with a contemporary three piece en-suite shower room. Externally: The front of the property delivers a double driveway, providing ample private off-road parking which leads to the integral garage. The rear garden awaits your design and specification, a nice size for the growing family, for easy maintenance the garden is mainly laid to lawn with paved pathway and patio area, completed with panelled boundary fencing.

Viewing is recommended to appreciate the accommodation on offer.

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

EPC Rating - B

Council Tax Band - D - Cheshire East

Tenure – Freehold with a Development Maintenance Charge

ACCOMMODATION

Entrance Hallway

A welcoming start to the tour featuring stairs ascending to the first floor and a door leading through to the lounge.

Lounge 14' 7" x 11' 2" (4.44m x 3.40m)

The bright and spacious lounge is positioned at the front aspect, featuring a sizeable bay window that allows natural light to flood the room. Double doors lead seamlessly into the dining area, the lounge is completed with neutral décor and includes a useful understairs storage cupboard.

Open Plan Living Kitchen

Dining Area 9' 7" x 9' 7" (2.92m x 2.92m)

Occupying the rear aspect, the open plan dining area enjoys a view over the garden through double French-style doors. Flowing seamlessly into the open-plan kitchen, this space is perfect for family gatherings. It is beautifully finished with attractive flooring and neutral décor, enhancing its warm and inviting atmosphere.

Open Plan Kitchen 13' 3" x 7' 9" (4.04m x 2.36m)

The open-plan kitchen flows effortlessly into the dining area, creating a seamless space ideal for modern living. It features a range of sleek white high-gloss wall, drawer and base units, providing ample storage. A contrasting work surface wraps around, offering generous preparation space, complemented by a breakfast bar area. Integrated appliances include a Neff four-ring gas hob with a Neff chimney-style extractor above, along with a mid-level built-in Neff double oven with grill. The kitchen area is completed with the continuation of the attractive flooring.

Utility Room 6' 4" x 5' 10" (1.93m x 1.78m)

The utility room is conveniently connected to the kitchen, offering practical working space. Space is available for washing machine and a dryer. The utility gives access to the external side aspect and ground floor WC.

Cloakroom/WC

The cloakroom room features a matching white modern two piece suite, to comprise: Corner pedestal hand wash basin and low-level WC, offering a clean and contemporary design. It is completed with a window to the side aspect and attractive flooring that complements the overall style.

First Floor Landing

With open balustrade sweeping round to give access to most rooms.

Master Bedroom 10' 2" x 11' 0" (3.10m x 3.35m)

The master bedroom is a spacious and inviting room. It features an eye-catching large arched window that allows natural light to flood the space, along with a vaulted style ceiling, creating a bright and airy atmosphere. The room is complete with neutral décor, and ample space for all bedroom furnishings. It offers plentiful of storage with built-in wardrobes.

Master Ensuite

The ensuite shower room features a modern three-piece suite. To comprise: Double-width walk-in shower with a mains mixer shower, low-level WC, and a pedestal hand wash basin with chrome mixer tapware. The room is complemented by attractive part-tiled walls and stylish flooring, enhancing its contemporary feel.

Bedroom Two 12' 1" x 8' 9" (3.68m x 2.66m)

The second double bedroom is located to the front aspect, the window allows natural light to fill the room and creates a bright, welcoming space.

Bedroom Three 10' 1" x 7' 5" (3.07m x 2.26m)

The third generous bedroom is located to the rear aspect.

Bedroom Four L-Shaped 9' 9" x 8' 7" Both Maximum (2.97m x 2.61m)

Located to the rear aspect is the fourth good size bedroom.



Family Bathroom

The family bathroom features a modern three-piece suite, including a panelled bath with a mains mixer shower and shower screen, a low-level WC, and a pedestal hand wash basin with chrome mixer tapware. The room is designed with practicality and style in mind, offering ample space and a clean, contemporary feel.

Externally

The front aspect features a spacious double-width driveway, providing private off-road parking and leading to the integral single garage. The front garden is mainly laid to lawn and includes gated access to the rear. The rear garden offers a generous lawn area, panel-fenced boundaries, and a paved pathway and patio, presenting the perfect opportunity for a keen gardener to create their own outdoor retreat.



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

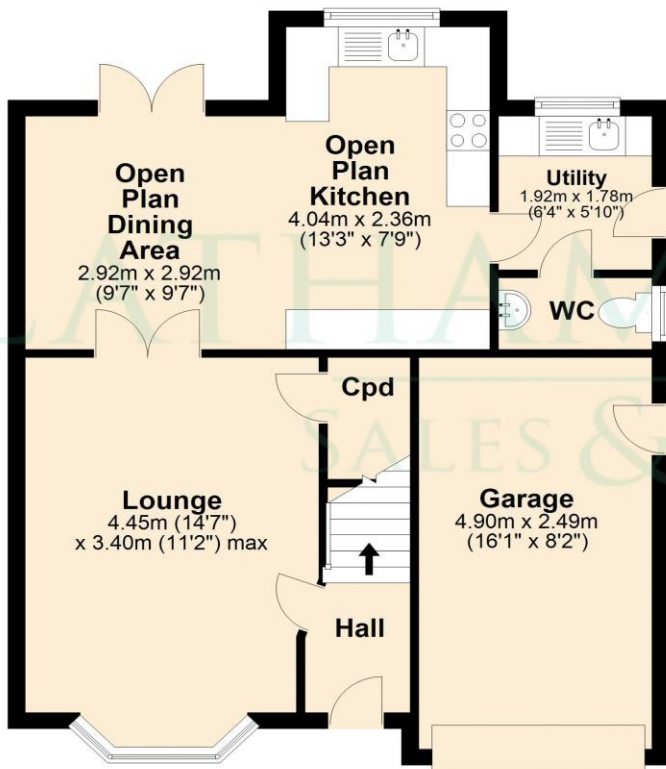


Directions

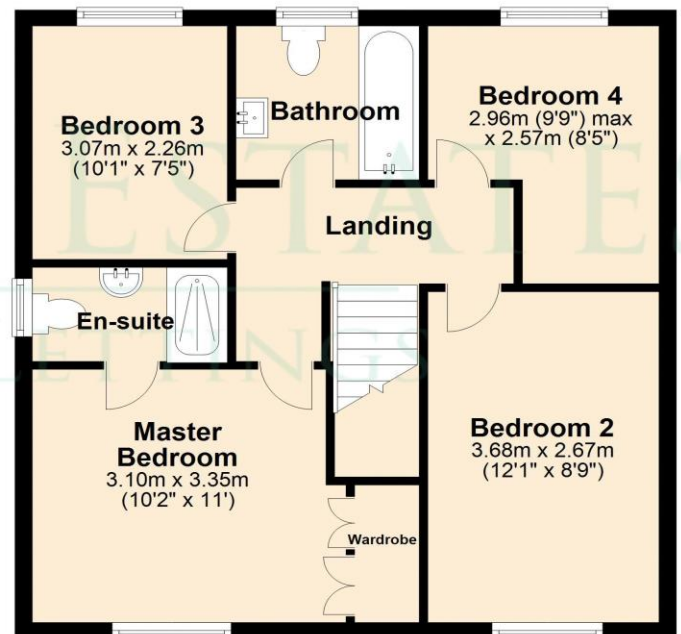
From our office 16 The Square, CW4 7AB Travel south through Holmes Chapel village, continue along the A50 London Road in the direction of Sandbach, after approximately 3.5 miles turn left onto the Brereton Grange development, at the junction turn right and follow the road round onto Malpas Close, where the property can be found on the left hand side. For Sat Nav user: post code CW11 2AE
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.