



**Spacious Detached Family Home**

**Two Sizeable Reception Rooms**

**Ample Parking & Garage**

**Four Good Size Bedrooms**

**Well-Planned Modern Kitchen**

**Ideal Village Location**



## Introduction

A great opportunity to acquire this deceptively spacious bright, airy four-bedroom family home. Set on a sought-after cul-de-sac, within a flat walk to the village centre, local primary school, and all amenities, being perfect for village life. Presented to an excellent standard, the home has been lovingly maintained throughout the years. The tour starts with a good-sized entrance hallway, giving access to the generous lounge which occupies the front aspect, the room is filled with natural light, enhancing its warm and inviting ambiance. Double doors open to the dining room which enjoys a view over the rear garden. The dining room's connection to the lounge and kitchen creates a seamless flow. The well-planned kitchen offers an array of eye-catching sage-colored matching units providing ample storage with contrasting work surfaces flowing around to deliver plentiful preparation space and incorporates a matching breakfast bar area.

From the kitchen, the inner hallway guides you through to the separate utility/WC. Moving upstairs, the first-floor landing gives access to the four well-proportioned bedrooms, two of which boast built-in wardrobes. The first floor is completed with a three-piece spacious shower room. Externally: The generous driveway provides ample private off-road parking and leads to the integral good-sized garage. The front garden has been designed to offer superb all year-round colour with an array of evergreen shrubs. The side pathway leads to the good-sized rear garden where the central raised lawned garden is surrounded with established flower beds. A circular paved patio is placed to catch the afternoon sun, an ideal place to sit and enjoy the garden.

EPC Rating – D

Council Tax Band - D - Cheshire East

Tenure - Freehold

## ACCOMMODATION

### Hallway

A welcoming start to the property tour, with stairs ascending to the first floor and access to the lounge.

### Lounge

*123' 2" x 16' 9" Both Max Measurements (37.51m x 5.10m)*

Located to the front aspect with the sizeable window allowing natural light to fill the room. The central chimney breast is home to the exposed brick fire surround housing the electric feature fire, giving the room a main focal point. Double doors open through to the dining room.

### Dining Room

*9' 5" x 9' 1" (2.87m x 2.77m)*

An inviting dining room, located to the rear aspect, enjoying a view over the rear garden. Ideal for family gatherings, completed with access to the kitchen.

**Kitchen** *69' 11" x 10' 4" (21.29m x 3.15m)*

Located to the rear aspect is the well planned kitchen delivering a comprehensive range of sage coloured wall, drawer and base units to provide storage in abundance. Contrasting work surface flows round to offer plentiful preparation space and incorporate a breakfast bar area. Appliances include: Mid-level Neff double oven with grill and four ring gas hob with pull out extractor over. A useful walk-in pantry style cupboard provides further storage. Completed with complimentary tiled splash back tiling and contrasting tiled flooring.

### Rear Hallway

Giving access to the integral garage, ground floor WC/utility and rear garden, completed with tiled flooring.

### Utility/WC

The utility area provides an ideal place for household appliance, along with the low level WC, wall mounted Belfast style sink and wall mounted gas central heating boiler.

### First Floor Landing

Access is gained to all bedrooms and shower room.

### Master Bedroom

*12' 3" x 10' 11" (3.73m x 3.32m)*

Located to the front aspect is the main bedroom, offering a bank of wardrobes set to one wall, providing excellent hanging rail space and shelving. The fitted furniture continues with a matching dressing table and bed side cabinet.

### Bedroom Two

*9' 10" x 10' 7" (2.99m x 3.22m)*

A further good size double bedroom located to the rear aspect, offering a range of built in wardrobes to one wall, providing ideal storage.

### Bedroom Three

*10' 1" x 8' 2" (3.07m x 2.49m)*

A generous third bedroom, located to the front aspect.

### Bedroom Four

*9' 1" x 8' 7" Max to bed area. (2.77m x 2.61m)*

The fourth bedroom is located to the front aspect, an ideal child's room with a built in cabin style bed.

### Shower Room

*7' 0" x 7' 10" (2.13m x 2.39m)*

The generous shower room delivers a three-piece suite to comprise: Double width step in shower with mains mixer shower, low level WC and pedestal hand wash basin. Completed with complimentary tiles to the shower area and window to side aspect.



## Externally

### Front Aspect

The driveway provides ample private off-road parking, which in turn leads to the integral garage and front entrance. The Garden offers a central lawned area with a selection of evergreen shrubs.

### Garage

15' 11" x 8' 5" (4.85m x 2.56m)

Access is gained by the front remote electric roller entrance door and internal door. Completed with light and power.

### Rear Garden

The central lawn sits central to established flower beds, the circular paved patio provides an ideal place to sit and enjoy the garden, completed with side access and garden timber shed.



## Location

Living in this home means becoming part of a friendly and vibrant community. The cul-de-sac setting ensures minimal traffic. The proximity to the village centre means that all essential amenities are just a short walk away. From shops and cafes to schools and recreational facilities, everything you need is within easy reach. The local primary school is highly regarded, making this an ideal location for families with young children. The school's close proximity allows for an easy walk to and from school. Cheshire East is a beautiful area known for its scenic countryside, historic sites, and charming villages. This home offers the perfect balance between rural and accessibility, with excellent transport links to nearby towns and cities.

## 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

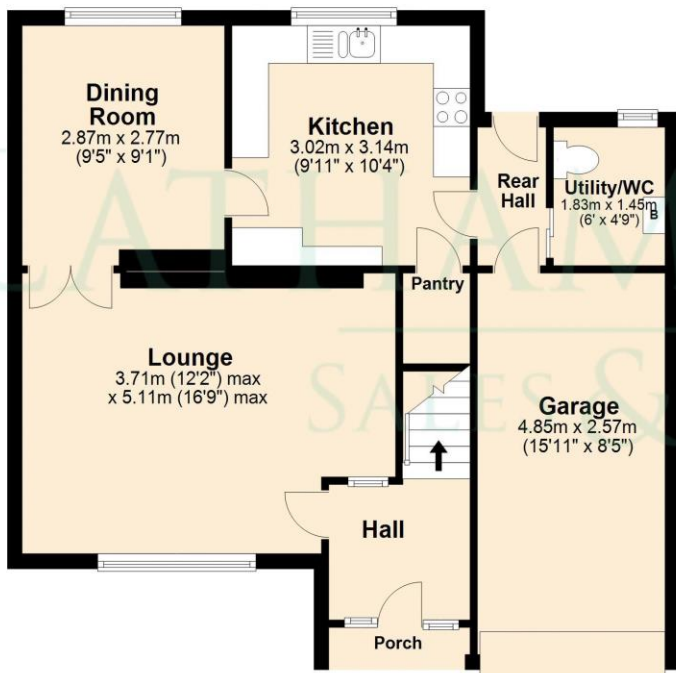
From our office 16 The Square. CW4 7AB, travel north to the mini roundabouts, take the first exit left onto Middlewich Road, travel along taking the third turning on the right-hand side onto Bramhall Drive, take the first right onto Moreton Drive, then first right onto Capesthorpe Close, turning right at the bottom of the cul-de-sac.

Where the property can be found on the right-hand side. Post Code : CW4 7EN

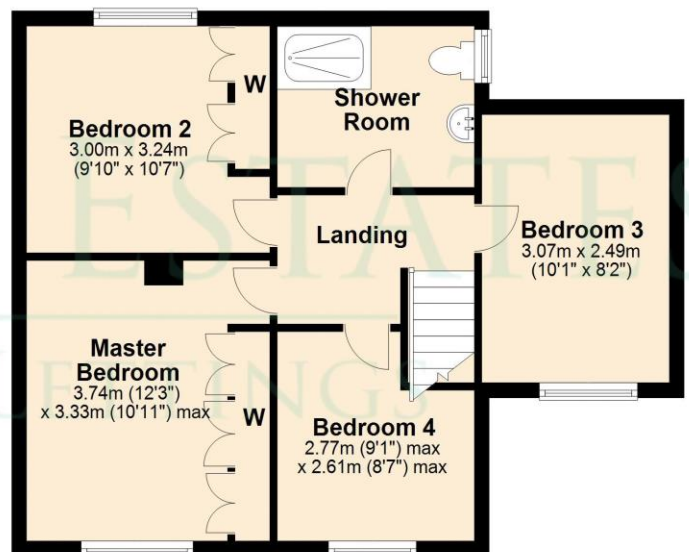
Viewing Strictly by Appointment.



**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.