



Substantial Detached Family Home

Spacious Well Planned Kitchen

Two Bath/Shower Rooms (one en-suite)

Two Generous Reception Rooms

Four Double Bedrooms

Enviably Corner Plot



Introduction

Spacious Detached Family Home on a Desirable Corner Plot Nestled within the sought-after Portree Drive development, this deceptively spacious four-bedroom detached home is perfectly positioned for access to both primary and secondary schools, and easy access to the village centre and local station. Occupying a generous corner plot surrounded by gardens, the property boasts two well-proportioned reception rooms, well planned kitchen with a separate utility room, a ground floor cloakroom and four spacious bedrooms, including a substantial master en-suite shower room. The tour starts with a most useful entrance vestibule provides a practical space for coats and shoes before leading into the welcoming, bright and spacious hallway. The dual-aspect lounge is flooded with natural light, with patio doors opening onto the rear garden, creating a seamless indoor-outdoor flow. Double doors connect to the dining room, with its sunny aspect overlooking the garden and leads conveniently to the kitchen which features an array of light beech units providing generous storage. The adjacent utility room, with further garden access, offers additional storage and space for multiple appliances. The first floor landing leads to the impressively sized master bedroom benefits from built-in wardrobes, a walk-in storage cupboard, and an en-suite shower room. Three further double bedrooms are served by the family bathroom. Externally, the beautifully established gardens surround the property, with the rear garden enjoying a desirable south-westerly aspect. The rear garden offers a good degree of privacy. A variety of features, including a vegetable garden, ornamental pond, flower beds, and a central lawn. The front and side gardens provide additional privacy, while a double driveway leads to an integral double garage, ensuring ample off-road parking. While some modernization would enhance its full potential, this fantastic family home presents an excellent opportunity for buyers looking to personalise and make it their own.

This opportunity is offered for sale with "No Seller Chain Involved"

EPC Rating - D

Council Tax Band - F - Cheshire East

Tenure - Freehold

ACCOMMODATION

Entrance Vestibule

The double-glazed front door opens to this practical area, perfect for coats and shoes, featuring quarry-style tiled flooring and an additional door providing access to the main hallway.

Main Hallway

A fabulous sized welcoming hallway, giving access to both main reception rooms and ground floor WC. Balustrade stairs ascend to the first floor. Natural light fills the hall from a side window, the hall is completed with attractive flooring.

Cloakroom/WC

The L-shaped cloakroom features a matching white two-piece suite, with two smart vanity units one being home to the hidden cistern WC, the second home to the hand wash basin with chrome mixer tapware, both vanity systems deliver storage. The cloakroom is completed with double doors opening to a spacious coat's cupboard with hanging rail space.

Lounge 19' 8" x 11' 10" (5.99m x 3.60m)

The spacious, bright and airy lounge benefits from a dual aspect, featuring a window to the front and patio doors that open to the rear garden. The room's focal point is a central feature fireplace with a matching surround, inset, and hearth. Additionally, double doors provide access to the separate dining room.

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

To the rear of the property, overlooking the garden, is a dining room with ample space for entertaining. It has access to the kitchen and features attractive flooring.

Kitchen 9' 11" x 10' 9" (3.02m x 3.27m)

The well planned kitchen offers an array of matching light beech coloured wall drawer and base units to deliver storage in abundance, contrasting work surface flows round to give plentiful preparation space and accommodates the inset one and a half single drainer sink unit with mixer tapware. Integrated appliances include a mid-level electric oven and grill, four ring gas hob with pull out extractor over. Completed with mosaic splash back tiling, tiled flooring, a window overlooking the rear garden and access to the separate utility.

Utility Room 5' 1" x 10' 9" Max into cupboard (1.55m x 3.27m)

Additional light beech-coloured wall and base units provide extra storage, with a contrasting worktop that accommodates a single drainer sink unit. There is space for a washing machine, dryer and a larder-style fridge/freezer. The utility room also features a door to the side aspect and a double cupboard suitable for household appliances.

First Floor Landing

Provides access to most rooms and the airing cupboard with the hot water tank. Completed with loft hatch.

Master Bedroom 16' 1" x 13' 0" Both Max Measurements (4.90m x 3.96m)

This fabulous sized master bedroom delivers ample space for all bedroom furniture. It features built-in mirror fronted wardrobes with shelving and hanging rail space and a walk-in cupboard for further storage. The master is completed with access to the en-suite shower room and a front-facing window.

Master En-Suite

This well-appointed en-suite features a matching three-piece suite. A modern vanity style unit extends across two walls, incorporating a hidden cistern WC and a stylish hand wash basin, while also offering ample storage. The corner shower unit, fitted with an electric shower, completes the space. Completed with attractive mosaic-style tiling, a heated towel rail and a window to the front aspect.

Bedroom Two 9' 6" x 15' 6" (2.89m x 4.72m)

Located to the front aspect is the second spacious double bedroom giving ample space for all furniture needs.

Bedroom Three 10' 0" x 11' 8" (3.05m x 3.55m)

A further generous double bedroom located to the rear aspect.

Bedroom Four 9' 11" x 11' 11" (3.02m x 3.63m)

An ideal room for home office/study, albeit still a generous fourth bedroom, located to the rear aspect.



Family Bathroom

Delivering a matching three piece suite to comprise: Panelled bath with wall mounted electric shower over, low level WC and pedestal hand wash basin.

Externally

Situated on an enviable corner plot, this property benefits from established gardens to the front and side aspect, enhancing privacy. A double driveway offers ample off-road parking and leads to the integral double garage for added convenience. The south-westerly facing rear garden is a true highlight. Featuring a dedicated vegetable plot, a greenhouse, an ornamental pond, and established flower beds. Completed with a central lawn area. A paved patio area is ideal for alfresco dining on warm summer days.

Garage 16' 4" x 14' 7" (4.97m x 4.44m)

Remote controlled electric double roller style entrance door opens to the spacious garage, with light and power, along with being home to the gas central heating boiler.



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 property 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 south on London Road (A50) to the traffic lights turning right onto Chester Road. Take the fourth turning on the left onto Selkirk Drive and first left onto Portree Drive. Continue along Portree Drive, where the property can be found on the right-hand side.

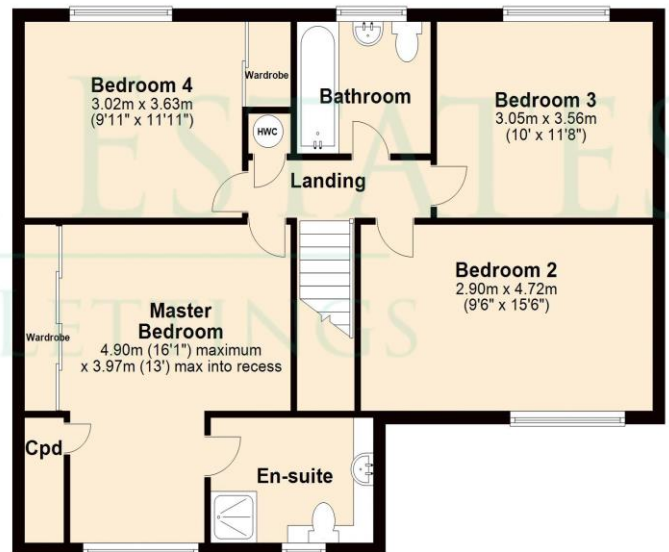
Viewing Strictly by Appointment.



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.

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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.