

# LATHAM ESTATES

SALES & LETTINGS

Balmoral Drive  
Holmes Chapel

Guide Price £525,000



Immaculate Detached Property

Stunning Breakfast Kitchen

Stylish Four Piece Family Bathroom

Two Generous Reception Rooms

Four Substantial Bedrooms

South Facing Rear Garden



16 The Square Holmes Chapel, CW4 7AB  
Tel: 01477 533111  
[www.latham-estates.co.uk](http://www.latham-estates.co.uk)

## Introduction

A most beautifully presented, substantial four bedroom detached family home, set on a generous plot within a short walk to the village centre, making it perfect for village life. Maintained to a lovely standard to deliver ready to move into accommodation. The tour starts with a welcoming hallway, with eye-catching karndean flooring which continues throughout the majority of the ground floor. The impressive sized lounge enjoys a dual aspect and a central feature fireplace, double doors open to the sizeable conservatory, perfect to sit and enjoy the south facing rear garden. The versatile second reception room is perfect for formal dining, family room or home office. The Breakfast kitchen has been designed to deliver storage in abundance with an extensive range of smart units, several integrated appliances and central breakfast bar. The ground floor is completed with a modern two piece WC and useful coats cupboard. The attention-grabbing first floor landing has been planned to provide a bright open plan study/reading area, along with giving access to all bedrooms and bathroom and two sizeable storage cupboards. Four well proportioned bedrooms (three double and a good size single) are serviced by the stylish four piece family bathroom. Externally: The Front aspect delivers a block paved driveway to provide ample private off road parking and leads to the integral tandem garage. The lawned garden sits to one side, behind an ever-green boundary hedge. The enviable rear garden enjoys a south facing aspect with a good size paved patio, perfect for the summer months, access is gained to both the garage and utility/work room. Viewing is highly recommended to appreciate this beautiful property and great village location

Awaiting EPC

Council Tax Band - F - Cheshire East

Tenure – Freehold with a Rent Charge

## ACCOMMODATION

### Property Entrance

Open canopied storm porch covers the attractive composite front door.

### Hallway

A most welcoming start to the property, with eye-catching Karndean flooring flowing through. The bright spacious hallway leads to the majority of rooms, with useful under stairs coats cupboard.

### Lounge 16' 11" x 10' 11" (5.15m x 3.32m)

The impressive sized lounge enjoys a dual aspect with window to front aspect and double doors opening to the conservatory, both allowing natural light to fill the room. The central feature fireplace with attractive surround, matching inset and hearth housing a coal effect living gas flame fire, gives the lounge a nice focal point. Completed with stunning Karndean flooring and double doors leading to the conservatory.

### Conservatory

11' 5" x 10' 1" Maximum Measurements (3.48m x 3.07m)

Enjoying a view over the south facing rear garden is the generous conservatory, with full height double glazed windows to three sides and double French doors opening to the rear garden.

### Dining Room 10' 1" x 8' 11" (3.07m x 2.72m)

A most versatile room, located to the rear aspect. Ideal for formal dining, family/play room or home office. Completed with attractive Karndean flooring.

### Breakfast Kitchen 12' 11" x 12' 6" (3.93m x 3.81m)

A beautifully designed breakfast kitchen, with an extensive range of stylish hand painted wall, drawer and base units to deliver storage in abundance. Contrasting work surface flows round to incorporate a generous breakfast bar area and provide ample preparation space. Several integrated appliances include: Five ring gas hob with extractor over, electric fan assisted double oven, built in larder style fridge freezer and built in dishwasher. The inset one and a half single drainer sink unit with mixer tapware sits below the window overlooking the rear garden. Completed with attractive tiled effect karndean flooring.

### WC

Set in a white vanity style unit is the hidden cistern low level WC and hand wash basing with chrome tapware. Storage is available within the fixed vanity units.

### First Floor Landing

The impressive bright, spacious landing has been designed to deliver an open study/reading area with the window allowing natural light to fill the space. Access is gained to all bedrooms and family bathroom, completed with two useful sizeable cupboards.

### Master Bedroom 17' 0" x 11' 0" (5.18m x 3.35m)

The fabulous sized main bedroom enjoys a dual aspect, ample space is available to accommodate bedroom furniture.

### Bedroom Two 12' 6" Reducing to 8' 10" x 13' 3" Reducing to 7' 8" (3.81m x 4.04m)

A lovely shaped double room, located to the rear aspect. Delivery ample space for free standing furniture.

### Bedroom Three 10' 2" x 10' 4" (3.10m x 3.15m)

Located to the rear aspect is the third double bedroom.

### Bedroom Four 7' 11" x 9' 11" (2.41m x 3.02m)

The generous fourth bedroom is located to the front aspect.

### Bathroom

The stylish bathroom offers a four piece matching white suite comprising: Panelled bath with chrome mixer tapware, corner generous quadrant step in shower unit with electric shower, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with wall mounted heated towel rail, built in display and storage unit, complimentary part tiled walls and attractive flooring.





## Externally

### Front Aspect

The generous block paved driveway provides ample private off road parking and in turn leads to the integral garage and main entrance. The lawned garden sits to one side, completed with ever green boundary hedge.

### Garage 21' 7" x 8' 3" (6.57m x 2.51m)

An up and over entrance door leads to the tandem garage, with light and power, along with a courtesy door to the rear garden.

### Utility/Work Room 5' 7" x 8' 3" (1.70m x 2.51m)

Attached to the rear of the garage and accessed from the rear garden is the addition of a utility/work shop, completed with light and power.

### Rear Garden

Enjoying a south facing aspect is the generous rear private garden, the central lawn sits with well stocked shrubs and trees to add to the privacy. The paved patio area delivers the ideal place to sit and enjoy in the summer months.



## 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 an outstanding secondary school, several 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 with a Ground rent of £22.00 PA.

Correct at the time of listing

We recommend you check these details with your Solicitor/Conveyancer



## Directions

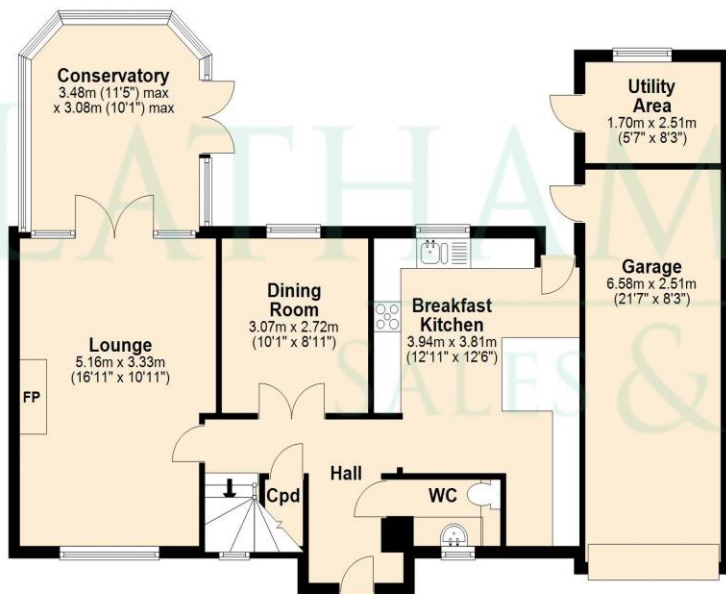
From our office 16 The Square, Holmes Chapel. CW4 7AB. Travel south on London Road (A50) to the main traffic lights turning right onto Chester Road, take the third left onto St. Andrews Drive, then turn right onto Balmoral Drive, where the property can be found on the left-hand side, easily identified by our Latham Estates For Sale Board.

Post Code: CW4 7HY

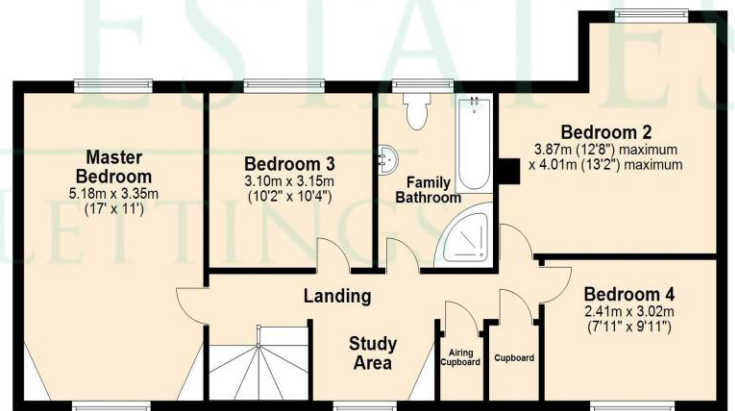
Viewing Strictly by Appointment



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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**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.