



Fabulous Detached Family Home

Well Planned Kitchen

En-Suite Shower Room

Bright, Spacious Lounge

Four Generous Bedrooms

Enviably South Facing Extensive Garden



Introduction

A substantial, beautifully presented four-bedroom detached family home, offering bright, airy, ready to move into accommodation. Situated on the sought after Portree Drive development making it ideal for village life with the village centre, primary and high schools within easy reach. The extensive accommodation starts with a most welcoming hallway with access to the lounge and dining room with stairs ascending to the first floor. The substantial lounge enjoys a dual aspect, with sliding patio doors opening to the rear garden allowing natural light to flow through, whilst a central feature fireplace creates a focal point for the room. Double doors lead through to the dining area located to the rear aspect which in turn leads to the kitchen. The well-planned kitchen delivers an array of matching units with contrasting work surface flowing round to provide ample preparation space. The ground floor is completed with a sizeable utility room with a large pantry and separate cloakroom/WC. The spacious first floor landing leads to the impressive sized master bedroom which boasts a stylish three-piece en-suite shower room and several fitted built in wardrobes. Three further generous double bedrooms are serviced by the good size, stylish three-piece family bathroom. Externally: The front aspect delivers ample private off parking, which in turn leads to the integral double garage and main entrance. The front garden is mainly laid to lawn. The impressive, private thoughtfully planted rear garden delivers everything for the growing family and keen gardener alike which is completed with an extensive patio area perfect for summer entertaining.

Awaiting EPC Rating

Council Tax Band - F - Cheshire East

Tenure - Freehold

ACCOMMODATION

Ground Floor

Entrance Vestibule

The entrance vestibule with tiled flooring, and wall light point, gives access to the main hallway.

Hallway

A spacious welcoming start to the property giving access to lounge, dining room and downstairs WC/cloakroom. Open balustrade stairs ascend to the first floor, natural light fills the space with a window to the side aspect.

Lounge 19' 9" x 11' 10" (6.02m x 3.60m)

A bright, spacious lounge enjoying a dual aspect with sliding patio doors to the rear garden, both allowing natural light to fill the room. The central feature gas fireplace with a attractive surround, matching inset and hearth gives the lounge a main focal point. This room is completed with double doors opening to the dining room.

Dining Room 9' 9" x 10' 8" (2.97m x 3.25m)

The good size dining room is located to the rear aspect enjoying a view over the rear garden. A versatile room, which could be utilised as a family room/home office if required. Completed with access to the kitchen.

Kitchen 9' 9" x 10' 8" (2.97m x 3.25m)

The well planned kitchen delivers an extensive range of matching wall, drawer and base units to provide storage in abundance. Contrasting work surface flows round to provide ample preparation space. The inset one and a half single drainer sink unit with swan neck mixer tap ware sits below the window overlooking the rear garden. Appliances include: Four ring electric hob, with extractor over and a mid level electric fan assisted oven. Space is given for a freestanding dishwasher. Completed with under unit lighting, complimentary splash back tiling and access to the utility room.

Utility Room

The utility room delivers a further range of wall units and work surface to match the kitchen with space for white goods. The utility is completed with a door to the side aspect and a spacious pantry style cupboard.

Downstairs WC/Cloakroom

Fitted with a matching white two-piece suite to comprise: Low level WC and wall mounted wash hand basin with tiled splash back. Completed with a useful under stairs storage cupboard.

First Floor

Landing

Giving access to all four bedrooms and family bathroom. Completed with a loft hatch and airing cupboard.

Master Bedroom 15' 7" max x 12' 8" max (4.75m x 3.86m)

A most generous sized main bedroom located to the front aspect. Delivering a range of matching fitted wardrobes to provide ample storage space, with a further storage cupboard in one corner. Completed with access to the good size en-suite shower room.

Master Bedroom En-Suite

A fabulous sized en-suite shower room, home to a smart matching three-piece suite to comprise: A quadrant shower with mains mixer shower, low-level WC and hand wash basin with chrome mixer tapware housed in a vanity unit with useful storage cupboards below. Completed with inset ceiling spotlights, chrome heated towel rail and part tiled walls.

Bedroom Two 9' 9" x 15' 9" (2.97m x 4.80m)

The generous second double bedroom is located to the front aspect.

Bedroom Three 10' 0" x 11' 11" (3.05m x 3.63m)

A further generous double bedroom located to the rear aspect.

Bedroom Four 10' 0" x 11' 7" (3.05m x 3.53m)

Located to the rear aspect, the fourth double bedroom which is completed with a built in double wardrobe.



Family Bathroom

A good sized family bathroom providing a matching white three-piece suite to comprise: Panelled bath with mains mixer shower and glass shower screen, pedestal hand basin and low level WC. Completed with complimentary tiled walls, contrasting stylish floor, chrome heated towel rail and inset ceiling spotlights.

Externally

Front Aspect

Set back from the road the front aspect provides a generous driveway delivering private off road parking, which in turn leads to the double garage and main entrance. The garden is mainly laid to lawn.

Garage

A fabulous sized garage, completed with light, power and door to the side aspect.

Rear Garden

A most enviable private rear garden offering a high degree of privacy. A large patio area, perfect for alfresco dining and entertaining, stretches across the width of the property, whilst a pathway leads through the arbour taking you further down into the garden to enjoy the thoughtfully planted herbaceous shrubs and trees surrounding the central lawn area. Perfect for the growing family and keen gardener alike.

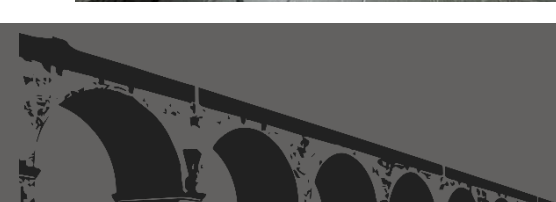


Location

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 and subject to change. We recommend you check these details with your Solicitor/Conveyancer.



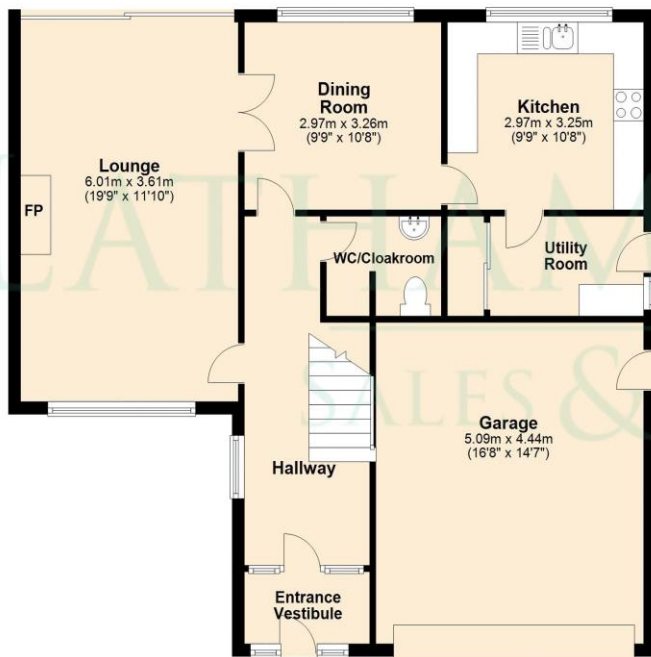
Directions

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.

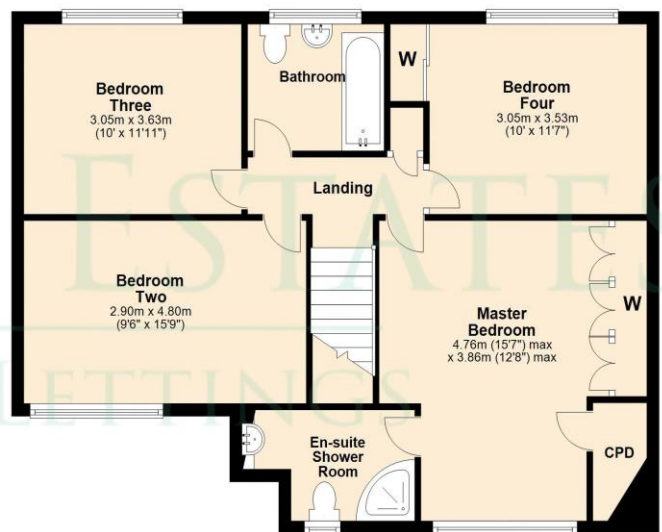
Viewing Strictly by Appointment.



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
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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.