



Book Your Viewing Now !

Smart Open Plan Dining Kitchen

Four Bedrooms with Wardrobes

Bright Spacious Detached Property

Two Good Size Reception Rooms

Smart Three Piece Family Bathroom



Introduction

Available to View NOW – Call to Book Your Appointment! A beautifully presented four-bedroom detached family home, offering bright and spacious ready-to-move-into accommodation. Located on the highly sought-after Trees Development, this property is ideally positioned for Hermitage Primary School (subject to availability), close to the Dane Valley, and within easy reach of the village centre making it ideal for enjoying vibrant village life. Step inside to a welcoming entrance hallway, which leads into the dual-aspect open-plan dining kitchen. The stylish kitchen is fitted with a sleek range of high-gloss light grey units, providing ample storage and featuring integrated appliances. The kitchen flows seamlessly into a generous dining area, perfect for family meals or entertaining. Double doors lead through to the spacious rear lounge, which enjoys a high degree of privacy. A cast iron log burner acts as a charming focal point, creating a cosy and inviting atmosphere. From the lounge, patio doors open into a large conservatory, offering lovely views over the rear garden and additional living space. A further versatile reception room is located off the hallway to the front aspect, ideal as a home office, children's playroom, or hobby room. This space also provides access to the separate utility room, which features additional high-gloss grey wall and base units for storage and houses the gas central heating boiler. Upstairs, the first-floor landing gives access to four well-proportioned bedrooms, each with built-in wardrobes. A modern three-piece family bathroom completes the accommodation. Externally, the front of the property provides private off-road parking and a low-maintenance garden. To the rear, the garden is mainly laid to lawn with two spacious patio areas, ideal for outdoor dining and relaxing.

EPC Rating – D

Council Tax Band – D – Cheshire East

A Deposit of one month's rent applies £1500.00

A Reservation Fee of One Weeks Rents applies £346.15. Terms & Conditions Apply

Available Minimum 12 Months

Available Un-Furnished

No Smokers

ACCOMMODATION

Hallway

The entrance hallway provides access to most of the ground floor rooms, with stairs ascending to the first floor, completed with attractive flooring

Open Plan Dining Kitchen

22' 7" x 8' 4" Max (6.88m x 2.54m)

A fabulous open-plan dining kitchen, enjoying a dual aspect that floods the space with natural light. The well-planned kitchen area features a range of high-gloss light grey wall, drawer, and base units, offering ample storage. A contrasting work surface wraps around the space, providing generous preparation areas. An inset single drainer sink with chrome swan-neck mixer tap is positioned beneath the front-facing window, while a four-ring electric hob with chimney-style extractor is set above the integrated electric oven and grill, all beautifully finished with metro-style splashback tiling. The kitchen flows seamlessly into the generous dining area, which enjoys a view over the rear garden. Attractive flooring continues throughout the space, and a side door provides convenient access to the exterior. The dining area is completed with double doors that open through to the spacious lounge, enhancing the open and connected feel of the home.

Lounge 11' 4" x 14' 6" (3.45m x 4.42m)

The spacious lounge is located at the rear of the property, featuring a cast iron log burner as its central focal point, perfect for cosy evenings. Patio doors open directly into the conservatory, creating a seamless flow between the living areas and offering plenty of natural light.

Conservatory 8' 8" MAX x 11' 3" MAX (2.64m x 3.43m)

The conservatory provides an additional versatile reception area, ideal as a playroom or a relaxing spot to enjoy the view over the rear garden. French doors open out onto one of the patios, connecting indoor and outdoor living spaces.

Home Office / Play Room 10' 5" x 8' 7" (3.17m x 2.61m)

A highly versatile second reception room, ideal as a home office, playroom, or hobby room, situated at the front of the property with a window that lets in ample natural light. This room also provides access to the utility room.

Utility Room 4' 9" x 8' 6" (1.45m x 2.59m)

A practical utility room provides dedicated spaces for both a washing machine and dryer, helping to keep white goods neatly tucked away. Additional wall and base units offer extra storage, and the room also houses the gas central heating boiler.

WC/ Cloakroom

Located off the hallway is a convenient ground floor WC / cloakroom, featuring a matching white two-piece suite comprising a low-level WC and a wall-mounted hand wash basin.

First Floor Landing

Giving access to all rooms.

Master Bedroom

13' 4" Max into Recess x 11' 3" (4.06m x 3.43m)

The good-sized master bedroom is positioned at the rear of the property, offering ample space for freestanding furniture. It also benefits from a built-in double wardrobe with hanging rail space and shelving.

Bedroom Two 9' 1" x 10' 11" (2.77m x 3.32m)

The second double bedroom is situated at the front of the property and features a built-in double wardrobe with hanging rail space and shelving.

Bedroom Three 8' 5" x 8' 10" (2.56m x 2.69m)

A good-sized third bedroom is located to the front of the property and benefits from a built-in double wardrobe with hanging rail space and shelving.



Bedroom Four 6' 11" x 9' 9" (2.11m x 2.97m)

The fourth bedroom is a good-sized room located to the rear aspect and benefits from a built-in single wardrobe with hanging rail space and shelving.

Family Bathroom

A smart family bathroom featuring a contemporary three-piece white suite, comprising a panelled bath with mains mixer shower over, chrome tapware and glass shower screen, a low-level WC and a pedestal hand wash basin with chrome mixer tapware. The room is completed with a side-facing window, stylish tiled walls, and contrasting attractive tiled flooring.

Externally

Externally, the front aspect features a double-width driveway, offering ample private off-road parking, alongside a lawned garden set to one side. Gated access leads through to the rear garden, which includes a further lawned area, two spacious patio areas, and a useful timber garden shed.



Location

Holmes Chapel is a highly sought-after Cheshire village, offering a charming village centre with a wide range of day-to-day amenities. Residents enjoy a mix of independent shops alongside well-known high street names, all set within a welcoming community atmosphere. Surrounded by beautiful Cheshire countryside, the area is ideal for outdoor enthusiasts, with the Dane Valley just moments away — perfect for scenic walks and nature lovers. The village is well-served by two highly regarded primary schools and a popular secondary school, making it an excellent choice for families. A selection of pubs, restaurants, and cafés can also be found in and around the village, offering a variety of dining options. For commuters, Holmes Chapel has its own railway station, providing regular services to Manchester, Manchester Airport, and Crewe mainline station. In addition, Junction 18 of the M6 motorway offers easy access to the North West motorway network, making the location ideal for those needing to travel further afield.

Tenant Information

EPC Rating – D

Council Tax Band – D – Cheshire East

A Deposit of one month's rent applies £1,500.00

A Reservation Fee of One Weeks Rents applies
£346.15. Terms & Conditions

Apply Available Minimum 12 Months

Available Un-Furnished

No Smokers

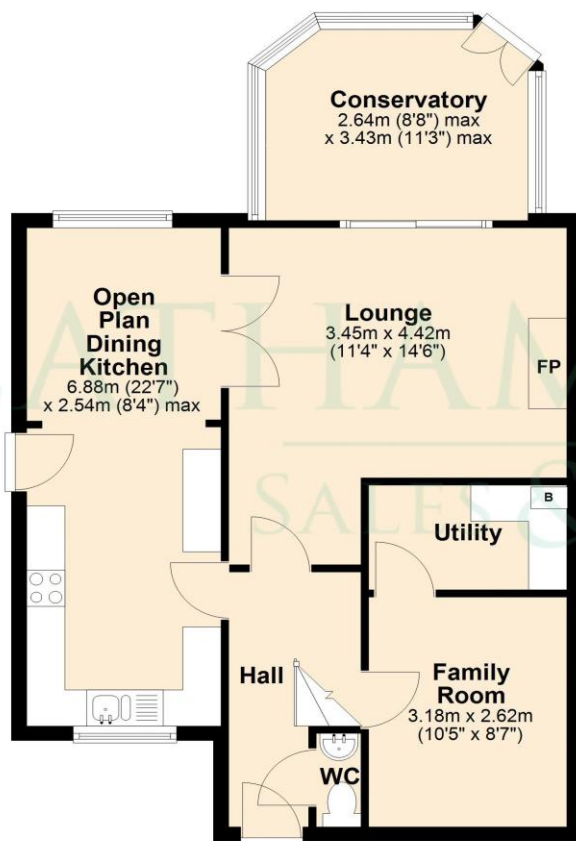
Directions

From our office 16 The Square, CW4 7AB. Travel north to the mini roundabouts, take the third exit onto Macclesfield Road. Travel along taking the first left hand turn onto Hermitage Drive. Take the second right onto Elm Drive, travel along taking the second tight onto Chestnut Drive, where the property can be found on the right-hand side, easily identified by our Latham Estates To Let Board. Post Code: CW4 7QE

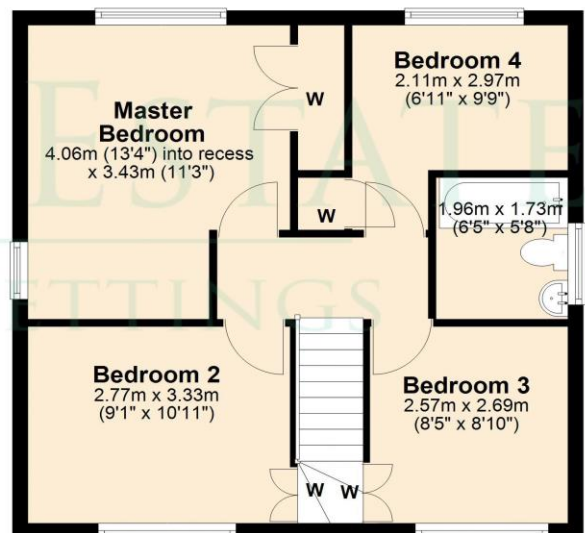
Viewing strictly by appointment.



Ground Floor



First Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
Plan produced using PlanUp.

IMPORTANT NOTE TO TENANTS: 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 Landlord 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

Intending tenants will be asked to produce identification when an application is made.

We would ask for your co-operation in order that there will be no delay in agreeing the tenancy.