



Extended Detached Bungalow

Impressive Open Plan Dining Kitchen

Two Shower Rooms (one en-suite)

Two Generous Reception Rooms

Three Double Bedrooms

Extensive Private Parking



Introduction

A fabulous opportunity to acquire this deceptively spacious detached true bungalow, set on an enviable corner plot with gardens to the front and both sides. Benefitting from two separate driveways, the property is ideal for buyers seeking additional off-road parking for a caravan, motorhome, or multiple vehicles. Situated on the ever-popular Sandiford Road development, this lovely home is just a short, flat walk to the village centre, making it perfect for those who wish to enjoy the convenience of village life. The bungalow has been extended and thoughtfully designed to provide versatile accommodation throughout. The layout includes two reception rooms, an impressive 23ft dining kitchen, and three bedrooms, offering both space and flexibility for a range of buyers. The accommodation begins with an entrance vestibule, ideal for coats and shoes, which opens into the main hallway. The hallway flows seamlessly into the open plan dining kitchen, fitted with a comprehensive range of cream shaker-style units and quality Neff appliances, including a fan assisted hideaway door oven, with a further Neff double oven, Neff microwave, and integrated AEG dishwasher. Attractive tiled flooring continues through the hallway, kitchen, utility, and shower room, creating a cohesive and practical finish. The main lounge is a bright and spacious room, easily accommodating various furniture layouts. Double doors open through to the family room, a highly versatile second reception area ideal as a study, library, or additional sitting room. This room features a vaulted ceiling and triple aspect windows, allowing natural light to flood the space. The master bedroom enjoys its own entrance area and an en-suite (requiring some updating), complemented with a range of fitted bedroom furniture providing ample storage and French doors opening to the garden. The second double bedroom, also positioned to the side aspect, features fitted wardrobes and French doors opening onto the garden. The third bedroom, accessed from the hallway, is a comfortable double room, currently fitted with a freestanding mirror fronted wardrobe. A further three-piece shower room (requiring some updating) is located off the hallway. Completing the accommodation is the spacious separate utility room, with a range of matching units providing additional storage and houses the gas central heating boiler. Externally, the property stands out for its two independent driveways. One to the front and one to the side, offering extensive parking options. The gardens wrap around the property, with a particularly private, enclosed garden area to one side, mainly laid to lawn and surrounded by mature shrubs and trees, perfect for relaxation or entertaining. A large timber garden store completes the outside space.

The bungalow is offered for sale with no onward chain, ensuring a straightforward and stress-free move.

Awaiting EPC Council Tax – D – Cheshire East Tenure – Freehold

ACCOMMODATION

Entrance Vestibule

The entrance vestibule provides a welcoming first impression and offers an ideal space for coats and shoes, before leading through to the main hallway.

Main Hallway

A seamless hallway links the home's key spaces, including the contemporary open plan dining kitchen, all enhanced by continuous tile flooring for a clean, cohesive look.

Open Plan Dining Kitchen 9' 6" x 23' 1" (2.89m x 7.03m)

A thoughtfully well planned open plan dining kitchen, this is a true highlight of the bungalow. Offering a blend of style and functionality. Featuring an extensive range of cream coloured shaker style wall, drawer and base units with corner carousels, the space is enhanced by contrasting butcher's block work surfaces flowing round that provide generous preparation areas. A range of high-quality integrated appliances elevate the cooking experience. These include a Neff mid-level double fan assisted oven, an additional Neff hideaway door fan assisted oven, Neff microwave, AEG dishwasher and a five-ring Neff gas hob set beneath a chimney-style extractor. The kitchen also benefits from ample space for freestanding dining furniture, making it ideal for both everyday living and entertaining. Stylish tiled flooring flows throughout. The kitchen enjoys a dual aspect with windows to both the rear and side elevations, allowing for an abundance of natural light. Inset ceiling spotlights complete the contemporary yet welcoming ambiance.

Sitting Room 11' 11" x 14' 11" (3.63m x 4.54m)

One of the two reception rooms is a generously proportioned sitting room, filled with natural light from a large window. This inviting space offers ample room to accommodate a full range of furniture, making it ideal for both relaxing and entertaining. Double doors open into the second reception room, enhancing the flow and flexibility of the living space.

Family Room 10' 7" x 16' 3" (3.22m x 4.95m)

The second reception room is located to the front aspect, being a bright and versatile space, ideal for use as a study, home office, or additional sitting area. The room features a striking vaulted ceiling with two skylights, enhancing the sense of space and allowing natural light to pour in. Enjoying a triple aspect with windows to the front and both side aspects, this room is beautifully illuminated throughout the day. Attractive wood effect flooring adds warmth and character, while built-in bookcases provide practical storage.

Utility 6' 0" x 7' 6" (1.83m x 2.28m)

A valuable addition to the bungalow, the separate utility room offers both convenience and functionality. Fitted with a range of matching white wall and base units, the space also includes larder style cupboard, space is available for two freestanding white goods. Completed with a inset single drainer sink unit and home to the central heating boiler.

Main Shower Room

The main shower room offers a functional space with potential for modernisation. It currently features a three-piece suite comprising a low-level WC, pedestal hand wash basin, and a step-in shower unit with an electric shower.

Master Bedroom

10' 0" Max too back of Wardrobe x 11' 9" (3.05m x 3.58m)

The master bedroom enjoys its own private entrance, leading into a well-appointed en-suite and then into the main sleeping area. This spacious room is fitted with a floor-to-ceiling wardrobe, offering excellent storage solutions. Additional built-in furniture includes a bespoke bed unit with surrounding wardrobes, display shelving, and cupboard space. The vaulted ceiling with a skylight enhances the sense of space and allows natural light to flood the room. Completed with French doors opening to the side aspect.

En-suite

While in need of modernisation, the current en-suite offers a practical layout. Comprising a step in jet shower unit, low-level WC, and a vanity hand wash basin with built-in storage below. The vaulted ceiling with skylight enhance the sense of space.



Bedroom Two 9' 3" x 11' 11" (2.82m x 3.63m)

The second double bedroom offers generous proportions and excellent built-in storage. A floor to ceiling wardrobe provides ample space, complimented by a further range of fitted bedroom furniture.

Bedroom Three 11' 11" x 11' 2" Both Maximum (3.63m x 3.40m)

The third bedroom offers generous proportions and excellent natural light. A recessed area currently houses a double, mirror-fronted wardrobe.

Externally

Occupying a desirable corner plot, this bungalow enjoys gardens to both the front and two side aspects, offering a wonderful sense of space and privacy. Extensive off-road parking is available via two separate driveways, one positioned to the front and the other to the side, making it ideal for accommodating caravans or motor home. The front garden is mainly laid to lawn and features a selection of mature ornamental trees, creating a welcoming and established feel. To the opposite side of the bungalow, a private, fenced garden offers a peaceful retreat, complete with a lawned area and a variety of herbaceous trees and shrubs. This secluded space provides a good degree of privacy and is perfect for outdoor relaxation or entertaining. Complete with timber garden store.



Location

Holmes Chapel is a highly sought-after Cheshire village with an attractive and welcoming centre that offers a comprehensive range of everyday amenities. Residents enjoy a mix of independent shops, cafés, and popular high street names, all within easy reach. The village is surrounded by beautiful open countryside, including the picturesque Dane Valley, making it ideal for those who enjoy walking and outdoor pursuits. Holmes Chapel boasts excellent local schools, including two highly regarded primary schools and an outstanding secondary school, making it a particularly popular choice for families. A selection of pubs, bars, and restaurants can be found both in and around the village, catering to a variety of tastes and occasions. For commuters, the railway station provides regular services to Manchester, Manchester Airport, and Crewe, connecting easily to the mainline network. The M6 motorway (Junction 18) is also just a short drive away, offering convenient access across the North West and beyond.

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



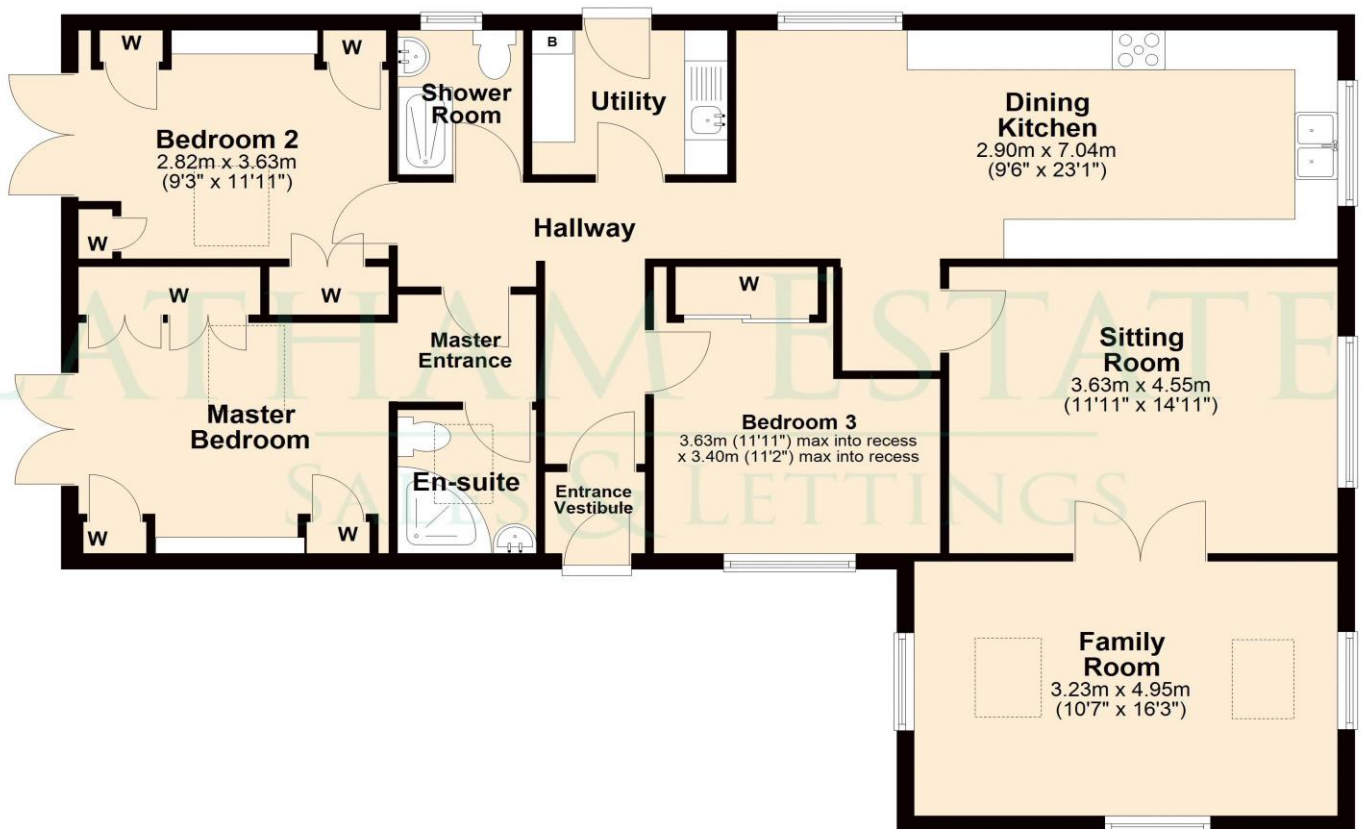
Directions

From our office 16 The Square CW4 7AB, Travel south on London Road (A50), to the main set of traffic lights, turning left onto Station Road. Take the next left onto Sandiford Road, where the bungalow can be found on the right-hand side, situated on the corner of Sandiford & Eastgate Road. Post Code: CW4 7BL

Viewing strictly by Appointment



Floor Plan



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

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.