

LATHAM ESTATES

SALES & LETTINGS

Macclesfield Road
Holmes Chapel

Guide Price £450,000



Deceptively Spacious Semi-Detached

Luxury Ground Floor Master Suite

Smart Family Bathroom

Fabulous Open Plan Living

Three First Floor Bedrooms

Landscaped Rear Garden



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Introduction

An Exceptional charming Four Bedroom Semi-Detached Home. Stylishly Extended and Remodelled for Modern Living. A truly outstanding home, full of charm and character, having been thoughtfully remodelled and extended by the current owners to create exceptional contemporary accommodation. From the front elevation, you would never anticipate the scale, design, and attention to detail that awaits inside. The ground floor has been meticulously designed with modern living in mind, showcasing an impressive open-plan layout that blends style, comfort, and functionality. At the heart of the home lies a stunning kitchen, perfect for entertaining or for the keen chef. This space flows seamlessly into the dining area, and onward into the lounge, where a vaulted ceiling, exposed steel beam, and skylights combine with French doors to create an airy, light-filled environment, the perfect space for relaxing or hosting. Beautifully concealed within the panelled wall is the entrance to the luxurious master suite. The spacious bedroom area features a striking feature wall with hidden storage, leading to an open plan dressing area fitted with bespoke wardrobes. Beyond lies a chic ensuite wet room, complete with twin vanity wash basins, a large walk-in shower, and elegant tiling throughout. A true retreat of style and sophistication. The first-floor landing leads to three further bedrooms, two generous doubles and a well-proportioned single. These are served by a smart, contemporary family bathroom. Externally. The property is set back from the road, offering excellent private off-road parking. To the rear, the landscaped garden provides an ideal space for relaxation and entertaining, designed for ease of maintenance and all year-round use. A covered patio area offers the perfect spot for outdoor dining and socialising, while the paved terrace leads to a covered hot tub area (available by separate negotiation), providing privacy and comfort in all seasons. The garden is completed with inset and raised flower beds, ambient lighting, and an external shower for added practicality. Residents also benefit from the use of Allotment gardens, which are accessed via the rear garden. The Property is situated within easy reach of Holmes Chapel village centre, this exceptional home enjoys all the benefits of village life while remaining convenient for local amenities and transport links. The property also lies within the catchment area for the highly sought-after Hermitage Primary School, making it an ideal choice for families seeking quality and convenience.

EPC Rating D

Council Tax Band - C - Cheshire East

Tenure - Freehold

ACCOMMODATION

Entrance Hall

Stairs ascend to the first floor, with a door leading to the living space.

Open plan Living 38' 9" x 13' 1" (11.80m x 3.98m)

Kitchen Area 13' 5" x 11' 8" (4.09m x 3.55m)

The well planned kitchen delivers a comprehensive range of stylish high gloss cream coloured wall, drawer, base units and pull-out larder style cupboard, all of which deliver storage in abundance. Attractive contrasting work surface flows round to incorporate the substantial breakfast bar area, perfect for less formal dining and home to the stainless steel inset single drainer sink unit with chrome mixer tapware providing filtered water and a food waste disposal unit. Several quality integrated appliances include: AEG fan assisted electric oven and steamer, AEG gas four ring hob with metro style tiling leading to the AEG vertical style extractor fan. AEG dishwasher and slim line wine cooler. The kitchen sits open plan to the dining area, with a walk-in bay window to the front aspect, allowing natural light to fill the space. Completed with cork style flooring flowing through, kick board lighting and inset ceiling spot lighting.

Dining Area 10' 9" x 13' 11" (3.27m x 4.24m)

Divided only by the breakfast bar is the spacious dining area, perfect for family dining and entertaining. Completed with the continuation of the eye-catching cork style flooring

Lounge Area 14' 8" x 11' 3" (4.47m x 3.43m)

Being part of the extension is this fabulous lounge, which is the perfect place to sit and relax. Located to the rear aspect with striking vaulted ceiling showing the exposed steel beam, two skylights and the double French doors which allow natural light to flood the space. Completed with part feature panelled wall, with hidden door leading to the master suite, continuation of the smart flooring, two vertical radiators and door to garage store.

Two Pantries

Two walk-in separate pantries sit off the dining area, both adding excellent storage, one being home to the gas central heating boiler.

Part Garage Store 8' 3" x 7' 11" (2.51m x 2.41m)

Accessed externally via the electric roll style garage door and the lounge area. with light and power, perfect for extra storage.

Master-Suite

Master Bedroom 11' 8" x 11' 1" (3.55m x 3.38m)

An amazing design hidden from the main house, with vaulted ceiling and exposed feature Steel beam which continues through to the dressing area. The bespoke floor to ceiling luxury headboard protrudes from the wall to hide the extra storage behind. Lighting is fabulous, with automatic low level lighting, headboard lighting, along with ceiling spot lighting. Natural light fills the space with a full length slim line window and further high level window, completed with the continuation of the smart cork flooring.

Dressing Area

7' 2" x 8' 10" Max into Wardrobe (2.18m x 2.69m)

Four sizeable contemporary double matching wardrobes occupy each wall, to deliver excellent storage, each with over head lighting. The skylight in the vaulted ceiling allows ample natural light. Completed with the continuation of the cork flooring and glass door to the en-suite.

En-Suite Wet Room 6' 6" x 8' 9" (1.98m x 2.66m)

WOW !!! Simply stunning. The spacious en-suite delivers a walk in wet room shower with digital control, dual shower heads, one fixed drencher style then a second a traditional raiser. Chic twin vanity units, provide separate matching handwash basins with chrome tapware, both with heated vanity mirrors over and lighting. Twin dual fuel chrome heated towel/radiators. Smart tiled flooring flows though, with under floor heating and low level automated lighting. Completed with stunning feature tiled walls, vaulted ceiling and door to rear aspect and hot tub area.



First Floor Landing

Spindled balustrade leads to all bedrooms and bathroom, completed with window to side aspect and loft hatch.

Bedroom Two 12' 2" x 9' 11" (3.71m x 3.02m)

Originally the main bedroom, hence the size, a substantial double bedroom, located to the front aspect.

Bedroom Three 11' 8" x 8' 0" (3.55m x 2.44m)

The third double bedroom is located to the rear aspect

Bedroom Four 8' 0" x 1' 11" (2.44m x 0.58m)

A most generous fourth bedroom, located to the rear aspect.

Family Bathroom

The spacious bathroom delivers a matching three-piece suite to comprise: P-shaped bath with electric shower over, built in vanity unit home to the hand wash basin with chrome tapware, and vanity mirror over with lighting, completed with low level WC, complimentary part-tiled walls.

Externally

The property sits back from the road with an extensive gravelled driveway to afford private off-road parking for several vehicles. The rear garden has been designed to accommodate low maintenance gardening and the hot tub area. The paved patio flows through the covered area, ideal for all year-round enjoyment, then continues to the hidden hot tub area, where an external shower can be found. The raised flower beds appear in several areas to add colour to the fabulous outdoor space.



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.
We recommend you check these details with your
Solicitor/Conveyancer



Directions

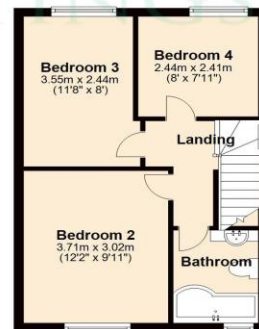
From our office 16 The Square, CW4 7AB. Travel to the mini roundabouts, taking the third exit onto Macclesfield Road. The property can be found shortly after Hermitage Drive on the left hand side, easily Identified by our Latham Estates For Sale board. Please feel free to use the driveway for your viewing. Post Code CW4 7NH
Viewing Strictly by Appointment



Ground Floor



First Floor



All Measurements are approximate. Not to scale. Created for illustrative 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.