



Attractive Five Bedroom Detached Family Home

Stylish Open-Plan Dining Kitchen

Jack & Jill En-Suite & Family Bathroom

Three Versatile Reception Rooms

Master Suite with En-Suite Bathroom

Double Garage & Ample Private Parking



Introduction

Simply stunning. This most attractive five bedroom detached family home offering over 2000 Sq Ft, being the only one of its design on this charming development, set in the popular village of Holmes Chapel. Beautifully maintained and thoughtfully upgraded by the current owners, the property offers high-spec accommodation perfectly suited to modern family living throughout. In more detail, the property provides five spacious bedrooms, three bathrooms, three reception rooms, and a chic, stylish open-plan kitchen with separate utility. The tour begins with a most welcoming entrance hallway, where a striking glimpse through to the impressive part galleried landing can be enjoyed. Worthy of particular note is the attractive Karndean flooring, which flows seamlessly through the hallway, kitchen, family room. From the hallway, access is gained to the majority of the ground floor rooms. The study offers such versatility as a children's playroom, hobby room or additional sitting room if required. The impressive L-shaped open-plan kitchen, dining and family area forms the heart of the home, delivering an ideal space for busy family life, with French doors opening directly onto the garden. For quieter evenings, the separate lounge is of a generous size and provides the perfect grown-up retreat. The kitchen itself features an extensive range of chic high-gloss white units providing ample storage, complemented by granite work tops to incorporate a breakfast bar area and quality fitted appliances including a five-ring gas Leisure Cuisine range cooker and twin wine coolers. From the kitchen, access leads through to the separate utility room, offering further storage and space for white goods, along with access to the stylish ground floor two-piece cloakroom. Internal access from the utility leads directly into the spacious double garage. The impressive part galleried landing is a real showstopper, creating a sense of space without compromising the proportions of the bedrooms. The principal bedroom is an absolute delight, offering impressive dimensions and its own luxurious four-piece en-suite bathroom. Bedrooms two and three benefit from a Jack and Jill-style three-piece en-suite shower room, while bedroom four and five are served by a well-appointed four piece generous family bathroom. Externally: The property occupies a desirable plot with gardens sweeping around both the front and rear, making it ideal for a growing family or keen gardener alike. Ample driveway parking is available to the front of the garages, with further potential set to the rear to create additional parking or external storage space if desired.

EPC Rating - B

Council Tax Band – F – Cheshire East

Tenure – Freehold with a Maintenance Charge

ACCOMMODATION

Hallway

A most welcoming introduction to the home, with turned flight stairs rising to the first floor and offering a glimpse of the part galleried landing. The hall gives access to most ground floor rooms and finished with eye-catching Karndean flooring flowing throughout.

Lounge 13' 6" x 15' 1" (4.11m x 4.59m)

The lounge provides an ideal retreat for relaxing evenings, enjoying a superb triple aspect with twin windows to the front, an additional side window, and French doors opening directly onto the rear garden. The room is centred around a feature fireplace, housing a log-effect fire.

Study/Playroom 11' 0" x 7' 6" (3.35m x 2.28m)

Located to the front aspect, this highly versatile second reception room is ideal for use as a home office if required, while also lending itself perfectly to a playroom or hobby room. The room is completed with a smart, part-panelled feature wall.

Open Plan Living Space

Kitchen Area 9' 0" x 12' 0" (2.74m x 3.65m)

The L-shaped open-plan kitchen, dining and family area is perfectly suited to modern living, effortlessly catering for entertaining, family dining and everyday life, with direct access to the rear garden. The kitchen is fitted with an extensive range of high-gloss wall, drawer and base units, providing storage in abundance, and incorporates a one-and-a-half bowl sink with single drainer and chrome mixer tap. Sparkle granite work surfaces wrap around the space, offering generous preparation areas and extending to form a breakfast bar, subtly dividing the kitchen from the dining area while maintaining a relaxed open plan feel. Appliances include a striking Leisure Cuisine Master range style cooker with five-ring gas hob, grill and twin electric ovens, with a double width extractor over. Twin wine coolers are positioned beneath the work surface, alongside with an integrated larder style fridge, freezer and dishwasher. Karndean flooring continues from the hallway and flows seamlessly throughout the kitchen and into the adjoining utility room. The kitchen is further enhanced by complementary splashback tiling, under unit lighting and inset spot lighting.

Dining & Family Area 9' 10" x 20' 7" (2.99m x 6.27m)

A fabulous space perfectly suited to modern living; this open plan area flows seamlessly through to the kitchen. There is ample room for freestanding dining furniture, complemented by a comfortable seating area ideal for relaxed family evenings. French Doors and a window overlook the garden and both fill the room with natural light, completed with an eye-catching feature panelled wall.

Utility Room 5' 5" x 6' 1" (1.65m x 1.85m)

Providing a matching base and two wall units for additional storage, spaces are available for freestanding appliances. The room is completed with the continuation of Karndean flooring and offers access to the ground floor WC, along with integral access to the double garage.

Ground Floor WC

Delivering a modern white two-piece suite comprising a low level WC and pedestal handwash basin with chrome mixer tapware. Completed with the continuation of the Karndean flooring.

First Floor Part Galleried Landing

The very impressive part galleried landing sweeps around to create a true show stopping feature, providing access to all bedrooms and the family bathroom.

Master Bedroom 14' 10" x 17' 2" (4.52m x 5.23m)

This most impressive principal bedroom suite enjoys its own private entrance, which flows past the four-piece en suite bathroom and opens into the main bedroom area. The room is generously proportioned and benefits from a dual aspect, with a side window and two striking walk-in feature windows to the front. There is ample space for a full range of freestanding bedroom furniture.

Master En-Suite Bathroom

The impressive en suite bathroom delivers a matching white four-piece suite, comprising: Panelled bath with chrome mixer tapware, low-level WC and pedestal handwash basin, with chrome mixer tapware. In addition, there is a step-in double width shower enclosure fitted with dual mains mixer showers, being a drench-style rainfall head and a separate riser shower. The room is completed with a vertical heated towel radiator and attractive Karndean flooring.



Bedroom Two 10' 1" Max x 15' 1" (3.07m x 4.59m)

A generously sized second bedroom located to the front aspect and benefits from a dual aspect, along with enjoying access to a three-piece Jack and Jill style en suite shower room.

Jack & Jill En-suite Shower Room

Positioned between Bedrooms two and three, is this Jack and Jill-style en suite shower room. Featuring a modern, matching three-piece suite to comprise: A double width walk-in shower with wall-mounted electric shower, low-level WC and pedestal handwash basin with chrome mixer tapware. The room is complemented with smart tiling, chrome vertical radiator and stylish Karndean flooring.

Bedroom Three 11' 0" x 10' 0" (3.35m x 3.05m)

The third double bedroom, is located to the rear aspect, also benefits from access to the three-piece Jack and Jill-style en suite shower room.

Bedroom Four 9' 4" x 10' 0" (2.84m x 3.05m)

Located to the rear aspect is the fourth double bedroom.

Bedroom Five 9' 3" x 8' 8" (2.82m x 2.64m)

The fifth bedroom is a generously sized single room, located at the front aspect of the property.

Family Bathroom

The substantial family bathroom features a stylish four-piece modern suite, comprising a panelled bath with chrome mixer tapware, low-level WC, pedestal handwash basin with chrome mixer tapware, and a step in double width shower enclosure fitted with a wall mounted electric shower. Completed with a vertical chrome heated towel radiator and smart Karndean flooring.

Externally

Set within a desirable plot, the gardens sweep gracefully around two sides of the property, creating a sense of space and privacy. The rear garden is a true outdoor retreat, featuring a generous patio perfect for summer entertaining, a central lawn, and charming raised flower beds. The front garden, framed by an established laurel hedge and elegant wrought iron fencing, offers potential to create a full wraparound. A triple-width driveway provides ample private parking and leads to the integral garage, while a substantial paved area to the rear offers further versatility. An ideal setting for a growing family, aspiring gardener, or anyone seeking a home that perfectly blends indoor comfort with outdoor living.

Double Garage 19' 6" x 17' 5" (5.94m x 5.30m)

Providing additional parking or extra storage, the double integral garage features twin up and over main doors, a courtesy door to the rear, and is fitted with both light and power points.



Location

Holmes Chapel is a highly sought-after Cheshire village, renowned for its attractive and vibrant centre. The village offers a comprehensive range of day-to-day shopping facilities, combining an excellent selection of independent retailers with well-known high-street names. Set amidst the beautiful Cheshire countryside, Holmes Chapel is ideal for those who enjoy the outdoors, with the picturesque Dane Valley quite literally on the doorstep, providing wonderful walking and leisure opportunities. The village is particularly well served for families, boasting two highly regarded primary schools and secondary school. A variety of pubs and restaurants can be found both within the village and the surrounding area, offering something to suit every taste. For commuters, Holmes Chapel benefits from its own railway station, providing regular services to Manchester, Manchester Airport, and Crewe mainline station. Excellent road connectivity is also available, with access to the North West motorway network via Junction 18 of the M6.

Tenure

We have been informed the property is Freehold.
A development maintenance charge applies per annum.
Approx £200.00 P/A Subject to change.
Correct at the time of listing.
We recommend you check these details with your
Solicitor/Conveyancer

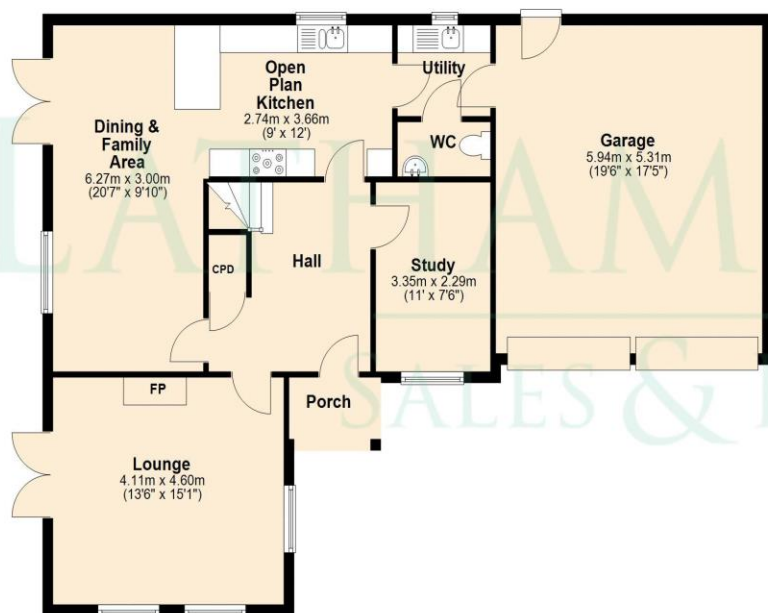


Directions

From our office 16 The Square, CW4 7AB. Travel north to the mini roundabouts, take the first exit left onto Middlewich Road, travel along Middlewich road, where The Cottons can be found at the edge of the village, on the right hand side. Once on the development, continue along Cotton Field Road, following the road round to the right, where the property can be found on a private cul-de-sac. Post Code: CW4 7PU
Viewing Strictly by Appointment.



Ground Floor



First Floor



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

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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.