



**Spacious Four Bedroom Detached Home**

**Two Substantial Reception Rooms**

**Double Driveway & Integral Garage**

**Extended Living Areas & Master Bedroom**

**Master Bedroom with En-Suite Shower Room**

**Well-Maintained Gardens with Charming**





## Introduction

This deceptively spacious detached four-bedroom family home is located on the highly desirable "Lakes" estate. The property has been extended over the years to enhance the main reception rooms, kitchen, and master bedroom, which includes an en-suite shower room. The tour begins with a welcoming hallway where double doors create an inviting flow to the substantial lounge. The lounge features a spiral staircase ascending to the first floor and is filled with natural light from the main window. A central feature fireplace serves as the focal point of the lounge. The generous dining room offers views of the rear garden through patio doors, along with an additional window, both allowing natural light to fill the space. The extended kitchen provides a range of matching white units and ample space for a breakfast table. The ground floor also includes a modern cloakroom/WC. The first-floor landing provides access to most rooms.

The master bedroom is situated at the front aspect and features a modern three-piece en-suite shower room. Three well-proportioned bedrooms are served by a modern three-piece family bathroom. Externally, the property is elevated from the road to ensure privacy. The double driveway offers ample private off-road parking and leads to the integral garage. The front garden is mainly laid to lawn, complemented by an established flower bed with a variety of shrubs and plants. The rear garden has been attentively maintained over the years and features hidden corner seating areas, a generous paved patio, a central lawn, and established shaped flower beds. Additionally, the rear garden includes a timber store, gated access to the front aspect, and access to the garage.

This property is offered for sale with "No Seller Chain Involved."

Awaiting - EPC

Council Tax Band – F – Cheshire East

Tenure – Freehold

## ACCOMMODATION

### Covered Porch Area

This sheltered area with brick arched detail gives external entrance to the garage and to the attractive composite front door.

### Hallway

A welcoming hallway giving access to kitchen, ground floor cloakroom/WC, along with double doors opening to the lounge.

### Lounge 17' 0" x 12' 5" Maximum Measurements (5.18m x 3.78m)

Located to the front aspect is the substantial, bright, airy, lounge, having been extended and redesigned, to provide plentiful space for lounge furniture. The central chimney breast is home to the inset feature fire with Adam's style surround home to the electric coal effect fire with matching inset and hearth, giving the room a main focal point. The eye-catching spiral stairs ascend to the first floor. The lounge is completed with access to the dining room and large main window allowing natural light to fill the room.

### Dining Room 8' 2" x 13' 3" (2.49m x 4.04m)

The dining room is located to the rear aspect enjoying a view over the rear garden, patio doors open onto the patio area, with a further window, both allowing natural light to fill the space. Completed with laminate flooring and door leading to the kitchen.

### Kitchen 14' 1" x 9' 11" (4.29m x 3.02m)

The generous kitchen delivers a range of matching white wall, drawer and base units to provide ample storage, contrasting work surface flows round to give plentiful preparation space, with smart metro style splash back tiling and home to the inset one and a half single drainer sink unit with chrome swan neck mixer tapware. Space is available for numerous free-standing appliances. The kitchen is connected to both the hallway and rear garden. Completed with contrasting tiled flooring and space for a breakfast table.

### Cloakroom/WC

Accessed from the hallway is the modern two piece cloakroom, comprising WC and wall mounted hand wash basin with part tiled walls and tiled flooring.

### First Floor Landing

The Spiral staircase leads to the spacious landing, which gives access to all bedrooms and main family bathroom.

### Master Bedroom 12' 2" x 10' 8" (3.71m x 3.25m)

Located to the front aspect is the main bedroom, a generous size and benefits from a smart en-suite shower room.

### En-Suite Shower Room 5' 0" x 8' 5" (1.52m x 2.56m)

The spacious en-suite provides a modern white three-piece suite to comprise: Corner quadrant style shower unit with electric shower, two smart vanity units, one home to the hidden cistern WC, the second to the hand wash basin with chrome mixer tapware. Completed with complimentary part tiled walls and contrasting flooring.

### Bedroom Two 12' 10" x 8' 4" (3.91m x 2.54m)

A second generous double bedroom located to the rear aspect.

### Bedroom Three 9' 11" x 10' 2" (3.02m x 3.10m)

The third double bedroom is located to the rear aspect, with a useful built in double wardrobe.

### Bedroom Four 8' 11" x 8' 5" (2.72m x 2.56m)

A most generous fourth bedroom located to the front aspect and home to the wall mounted gas central heating boiler.

### Family Bathroom

Delivering a matching white three-piece suite to comprise: Panelled bath with chrome mixer tapware, wall mounted mains mixer shower over and glass shower screen, pedestal hand wash basin with chrome mixer tapware and WC. Completed with complimentary tiled walls and contrasting flooring.



## Externally

### Front Aspect

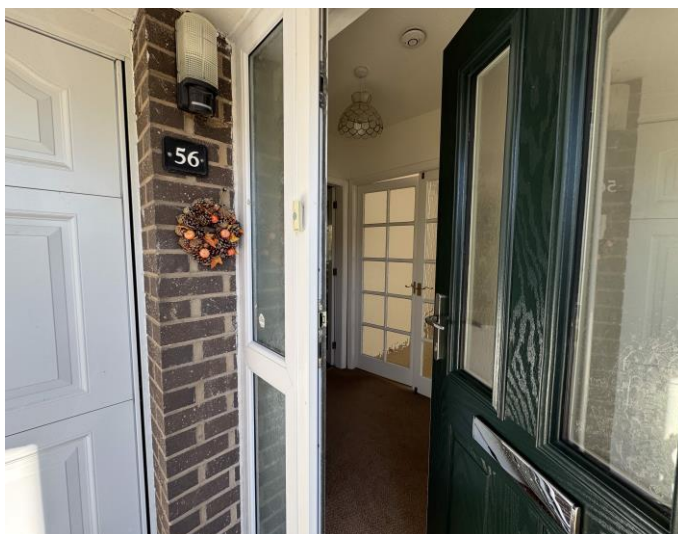
Enjoying an established plot, the property sits slightly elevated from the road, adding to the privacy. The front garden is mainly laid to lawn with established thoughtfully planted flower bed. The double driveway sits to one side, delivering ample private off-road parking, which in turn leads to the garage and entrance.

### Garage 17' 6" x 8' 6" (5.33m x 2.59m)

Up and over main entrance door to the front aspect with a further door and window to the rear garden.

### Rear Garden

The beautiful, established rear garden provides areas for all the family. The central lawn is surrounded with an array of herbaceous shrubs and plants for perfect spring and summer colour, a hidden seating area sits to one corner, ideal retreat, whilst the sizeable paved patio is ideal for summer Alfresco dining. The garden is completed with a garden store and gated access to the front aspect.



## 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 Northwest 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.



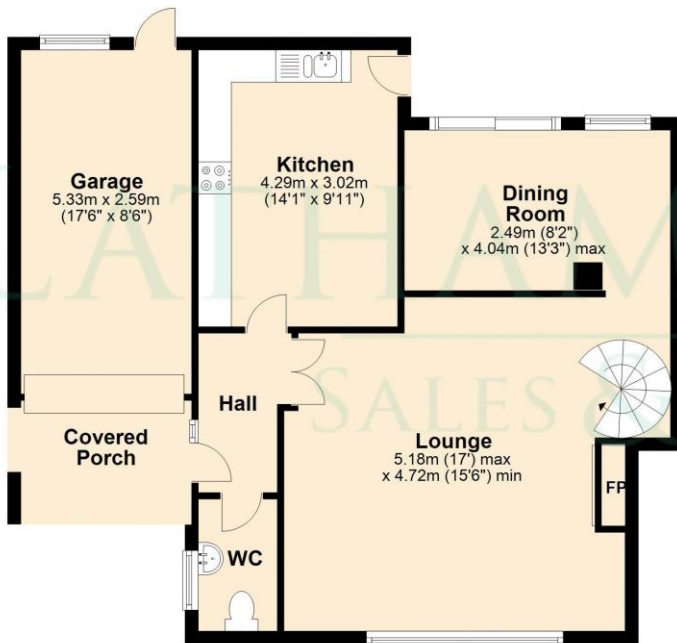


## Directions

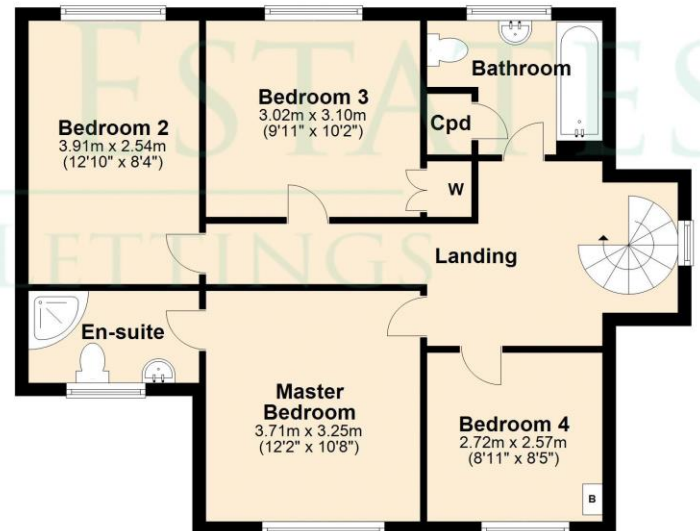
From our office 16 The Square CW4 7AB, travel to the mini roundabouts, turning left onto Middlewich Road, take the fourth turning on the left onto Broad Lane, take the first left onto Coniston Drive, where the property can be found on your left-hand side. Easily identified by our Latham Estates For Sale Board. Post Code: CW4 7LB  
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  
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.