



**Excellent Location For Village Life**

**Spacious Open Plan Lounge Dining Room**

**Shower Room & Family Bathroom**

**Five Bedroom Linked Detached**

**Well Planned Modern Breakfast Kitchen**

**Gardens Front & Rear**





## Introduction

**Extended Five-Bedroom Family Home in a Sought-After Village Location** Ideally positioned within a quiet cul-de-sac, just a short, flat walk from the village centre and both Holmes Chapel Primary and Comprehensive Schools, this spacious and extended five-bedroom, two-bathroom freehold home is perfectly suited for modern family living. The property boasts a private rear garden, off-road parking, and an integral garage, all contributing to a comfortable and convenient lifestyle. The tour begins with a practical entrance vestibule, perfect for coats and shoes which in turn leads into a welcoming hallway where stairs rise to the first floor. From here, you can access both the breakfast kitchen and the generously proportioned lounge through dining room. The impressive open-plan lounge/dining room spans over 24 feet in length and enjoys a dual-aspect layout, providing ample space for a growing family. At the rear, the modern breakfast kitchen is thoughtfully designed with a sleek range of high-gloss white units, integrated appliances, and a breakfast bar. A rear door provides direct access to the garden, making this space ideal for indoor-outdoor living. A small inner hallway also gives internal access to the integral garage. To the first floor a split landing leads to five well-proportioned bedrooms. The layout includes a separate shower room being part of the extension and a further bathroom and separate WC, offering potential for reconfiguration into a spacious, contemporary family bathroom if desired. Externally, the front garden is mainly laid to lawn, with mature hedge boundaries and a private driveway offering private off-road parking. The established rear garden enjoys a good degree of privacy, featuring a lawned area, mature planting, timber shed, and fenced and hedge-lined boundaries. Offered for sale with no onward chain, this is an excellent opportunity to secure a spacious family home in a prime village location.

Offered for Sale with No Seller Chain Involved.

EPC Rating - D

Council Tax - E - Cheshire East

Tenure - Freehold

## ACCOMMODATION

### Entrance Vestibule

The entrance vestibule provides an ideal space for coats and shoes and leads directly into the main hallway.

### Hallway

The hallway provides direct access to both the lounge and kitchen, with stairs rising to the first floor.

### Open Plan Lounge 12' 9" x 11' 10" (3.88m x 3.60m)

The open-plan lounge through diner is a substantial and versatile living space, enjoying a dual aspect with windows to both the front and rear elevations. The lounge area, positioned to the front, overlooks the garden and features a central fireplace and flows seamlessly into the dining area.

### Dining Area 12' 0" x 10' 1" (3.65m x 3.07m)

The spacious dining room is positioned to the rear aspect, sitting open plan to the lounge. It offers ample space for a dining table and additional furniture, making it ideal for family meals and entertaining

### Breakfast Kitchen

The well-planned L-shaped kitchen features an extensive range of matching white shaker-style wall, drawer and base level units, offering ample storage, with contrasting worksurface flowing round to give plentiful preparation space and incorporate an breakfast bar area. The eye-catching burgundy tiled splashbacks add a stylish contrast. Integrated appliances include a four-ring gas hob with a chimney-style extractor above, and a mid-level built-in electric oven. A window to the rear aspect provides a pleasant view over the garden, while additional features include space for a washing machine tiled flooring throughout.

### Split First Floor Landing

The first-floor split landing provides access to all five bedrooms, the family bathroom, and the additional family shower room.

### Master Bedroom 12' 8" x 10' 11" (3.86m x 3.32m)

The master bedroom, the largest of the five, is positioned to the front of the property and features a built-in single wardrobe.

### Bedroom Two 10' 8" x 10' 2" (3.25m x 3.10m)

The second bedroom is a generously sized double, situated to the rear of the property.

### Bedroom Five 9' 7" x 7' 5" Both Maximum (2.92m x 2.26m)

The smallest of the five bedrooms is located to the original front aspect of the property, yet still offers a generous amount of space.

### Bathroom

The main bathroom features a matching two-piece suite, comprising a panelled bath and a pedestal handwash basin. It also houses the built-in airing cupboard, which contains the gas central heating boiler.

### WC

Adjacent to the main bathroom is a separate WC, featuring a low level WC.

### Bedroom Three 9' 10" x 7' 7" (2.99m x 2.31m)

Forming part of the extension, this bedroom is positioned to the front aspect. This further double bedroom offers ample space and comfort.

### Bedroom Five 7' 9" x 7' 7" (2.36m x 2.31m)

Bedroom four, located to the rear as part of the extension, is an ideal home office or versatile room to suit your needs.



### Shower Room

Situated between bedrooms three and four, the separate fully equipped shower room features a matching three-piece suite, including a corner quadrant shower, low-level WC, and pedestal handwash basin. A vaulted ceiling with a skylight floods the space with natural light.

### Externally

To the front, a low-level hedge provides privacy, with the property set behind a lawned garden. The driveway offers private off-road parking and leads directly to the integral garage. Gated access to the rear reveals a further lawned garden, complemented by a variety of established trees and shrubs.

### Garage 17' 4" x 8' 2" (5.28m x 2.49m)

The integral garage is accessible via the main up-and-over front entrance door or through a passageway leading directly from the kitchen. It is fully equipped with lighting and power points for convenience.



### Location

Holmes Chapel is a sought-after village in the heart of Cheshire, known for its welcoming atmosphere and attractive centre. The village offers a comprehensive range of day-to-day amenities, with a mix of independent shops and well-known high street names. Surrounded by beautiful Cheshire countryside, Holmes Chapel is a haven for walkers, with the scenic Dane Valley right on the doorstep. Families are well-catered for with two highly regarded primary schools and a reputable secondary school within the village. A variety of pubs and restaurants, both in the village and nearby, provide plenty of options for dining and socialising. Holmes Chapel is also well-connected for commuters. The local railway station offers regular services to Manchester, Manchester Airport, and Crewe, linking to the mainline network. Junction 18 of the M6 is just a short drive away, giving easy access to the North West motorway network.

### 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



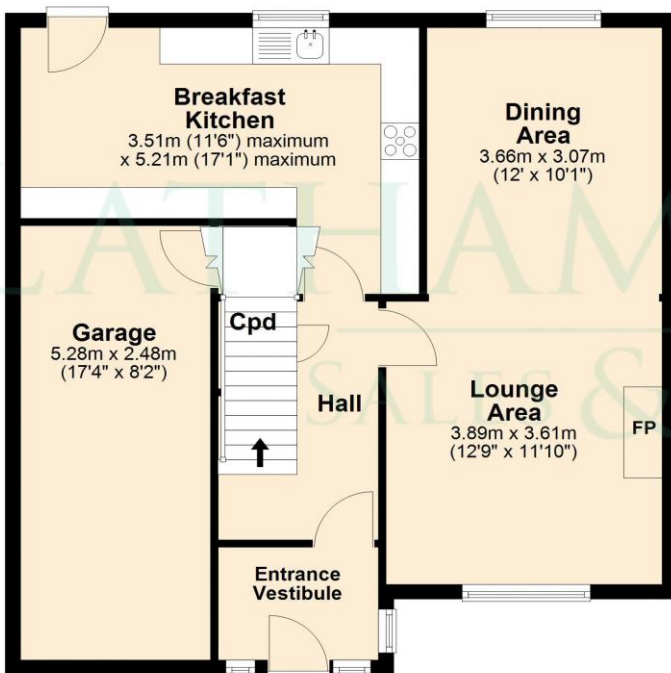


## Directions

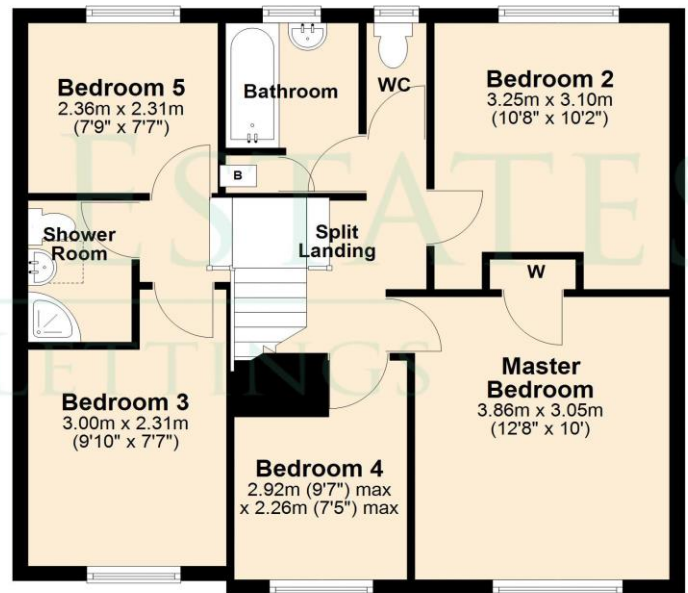
From our office 16 The Square, Holmes Chapel. CW4 7AB. Travel south on London Road (A50) to the main traffic lights turning right onto Chester Road, take the third left onto St. Andrews Drive, then turn right onto Balmoral Drive, continue along taking the fourth turning on the right. Where the property can be found on the right-hand side, easily identified by our Latham Estates For Sale Board. Post Code: CW4 7JJ  
Viewing Strictly by Appointment



Ground Floor



First Floor



Total area: approx. 132.2 sq. metres (1423.5 sq. feet)

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.