

**Guide Price £595,000**



**Superb Extended Detached Family Home**

**Striking Contemporary Open Plan Kitchen**

**Two Substantial Versatile Reception Rooms**

**Four Generous Bedrooms**

**Modern En-Suite & Bathroom**

**Desirable Corner Plot**



## Introduction

A most attractive and well-presented double-fronted family home, offering spacious and flexible accommodation with four generous bedrooms and two bright, airy reception rooms. Thoughtfully extended, the property provides superb family living, perfectly suited to modern lifestyles. Occupying a sought after position on the popular Portree Drive development, the home is ideally placed for village life, with the village centre and highly regarded primary and secondary schools all within easy reach. The extensive accommodation begins with a welcoming entrance hallway, providing access to the majority of the ground floor rooms. Positioned to one side is the impressive formal lounge, featuring patio doors that open directly onto the south-facing rear garden. Leading off the lounge is a second versatile reception room, ideal for use as a home office, playroom or snug. At the heart of the home lies the superb open plan kitchen and dining area, enjoying a dual aspect that allows natural light to flood the space throughout the day. The striking contemporary kitchen sits seamlessly alongside the generous dining area and features an extensive range of high gloss units offering ample storage, complemented by a selection of quality integrated appliances and sleek Corian work surfaces flowing round. The ground floor is completed by a separate utility room and a cloakroom/WC. To the first floor, the turned staircase leads to four well-proportioned bedrooms. The generous principal bedroom enjoys a rear aspect location and benefits from a modern three piece en-suite shower room, while the remaining bedrooms are served by a modern three piece family bathroom. Externally, the property occupies an enviable corner plot with lawned gardens to the front, side and rear. A double block-paved private driveway sits to one side, providing ample off-road parking and leading to a detached double garage. The south facing rear garden enjoys a high degree of privacy and features a paved patio area, perfect for relaxing, entertaining and alfresco summer dining.

EPC Rating – C

Council tax Band – F – Cheshire East

Tenure - Freehold

## ACCOMMODATION

### Hallway

A bright and welcoming hallway providing access to the majority of the ground floor rooms, complete with turned flight staircase rising to the first floor and a useful double cloak cupboard for everyday storage.

### Lounge 21' 10" Max x 18' 3" Max Reducing to 11'7" (6.65m x 5.56m)

A impressive sized, light-filled formal lounge that has been thoughtfully extended to create a wonderful space for everyday family life and entertaining. Enjoying a bright dual aspect, with a window to the front aspect and patio doors opening onto the south facing rear garden, this inviting room seamlessly connects indoor comfort with outdoor living, perfect for both relaxed evenings and social gatherings.

### Study / Play Room 13' 8" x 10' 9" (4.16m x 3.27m)

A wonderfully versatile and spacious room located just off the lounge, perfectly suited as a home office, playroom or relaxed family space. Enjoying a pleasant front aspect and a glazed door opening out to the rear garden, it offers a seamless connection between indoor and outdoor living.

### Cloakroom/WC

Stylishly fitted with a white two-piece suite, comprising a low-level WC and a wall mounted wash hand basin with sleek chrome mixer tapware.

### Open Plan Dining Kitchen 21' 10" x 10' 9" (6.65m x 3.27m)

### Kitchen Area

A beautifully designed kitchen, thoughtfully planned to combine style and practicality. Featuring an array of eye catching light grey wall, drawer, larder and base units, complemented by a contrasting Corian work surface that extends around a central island, providing ample preparation space. The inset sink with elegant swan neck mixer tap overlooks the side garden. Integrated appliances include twin mid-level Siemens fan assisted ovens with combined microwave and internet control, a five-ring Neff induction hob with glass and chrome chimney extractor, dishwasher and wine cooler. Stylish tiled flooring flows seamlessly into the dining area, creating a bright and welcoming space for family life and entertaining.

### Dining Area

A versatile dining area, perfect for both formal meals and everyday family dining, with ample space for free standing table. Featuring a charming box bay window to the front aspect and a continuation of the stylish tiled flooring, the area is bright, inviting, and ideal for shared moments with family and friends.

### Utility Room 7' 1" x 6' 5" (2.16m x 1.95m)

Conveniently located off the kitchen, the utility room features a larder style unit and plenty of space for freestanding appliances, while also housing the wall mounted gas central heating boiler. A door to the side aspect provides easy access to the garden, combining practicality with thoughtful design.

### First Floor Landing

The spacious landing provides access to all four bedrooms and the family bathroom, as well as an airing cupboard, creating a practical yet welcoming central hub to the first floor.

### Master Bedroom 11' 10" x 11' 8" (3.60m x 3.55m)

A generous principal bedroom at the rear of the home, featuring a range of modern fitted wardrobes providing ample storage, and completed with a door leading to a stylish en-suite, creating a comfortable and private retreat.

### Master En-Suite Shower Room

A contemporary white three piece en-suite, comprising step in tiled shower unit with electric shower, low-level WC and a vanity-style hand wash basin with mixer tapware with storage below, combining style and practicality in a bright, modern space.

### Bedroom Two

#### L-Shaped 10' 8" x 11' 4" Extending to 15' (3.25m x 3.45m)

A generously proportioned second double bedroom, enjoying a bright front-facing aspect.

### Bedroom Three 11' 4" x 10' 7" (3.45m x 3.22m)

A well-proportioned third double bedroom, situated at the side of the home, offering plenty of natural light.

### Bedroom Four 7' 11" x 11' 8" (2.41m x 3.55m)

A wonderfully generous fourth bedroom, positioned to the side aspect, providing a bright and versatile space ideal for family, guests, or a home office.

### Family Bathroom



A three-piece family bathroom, comprising a panelled bath with central chrome mixer tapware and shower attachment, low-level WC, and a vanity unit with hand wash basin and chrome mixer tapware. Finished with complimentary part tiled walls, heated towel rail and attractive flooring.

#### Externally

##### Double Garage 16' 11" x 17' 0" (5.15m x 5.18m)

A sizeable garage accessed via a remote-controlled electric double entrance door, featuring a courtesy side door and window. Fitted with light and power points, it also includes an external electric car charging point, combining practicality with modern convenience.

#### Externally

The wraparound front and side gardens are mainly laid to lawn, complemented by a selection of established trees and shrubs that add seasonal colour. A block-paved driveway, set to one side, provides ample private off-road parking and leads directly to the detached double garage. To the rear, the garden enjoys a south-westerly aspect and a high degree of privacy. A raised paved patio offers the perfect spot to relax and take in the surroundings, while the central lawn is bordered by a charming selection of herbaceous shrubs and plants.



#### Location

**Holmes Chapel** is a charming and highly sought after Cheshire village, perfectly balancing a vibrant community atmosphere with a relaxed rural lifestyle. Its attractive village centre offers an appealing mix of independent boutiques, artisan shops and familiar high street names, ideal for everyday needs and leisurely browsing alike. Surrounded by beautiful countryside, Holmes Chapel is a haven for those who enjoy the outdoors, with scenic walks through the Dane Valley right on the doorstep. The village is particularly popular with families, boasting two highly regarded primary schools and popular secondary school, all contributing to its strong sense of community. A choice of welcoming pubs, cafés and restaurants can be found within the village and nearby, offering everything from casual dining to cosy evenings out.

For commuters, Holmes Chapel is exceptionally well connected, with a local railway station providing direct services to Manchester, Manchester Airport and Crewe mainline station, while Junction 18 of the M6 offers swift access to the wider North West.

#### 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

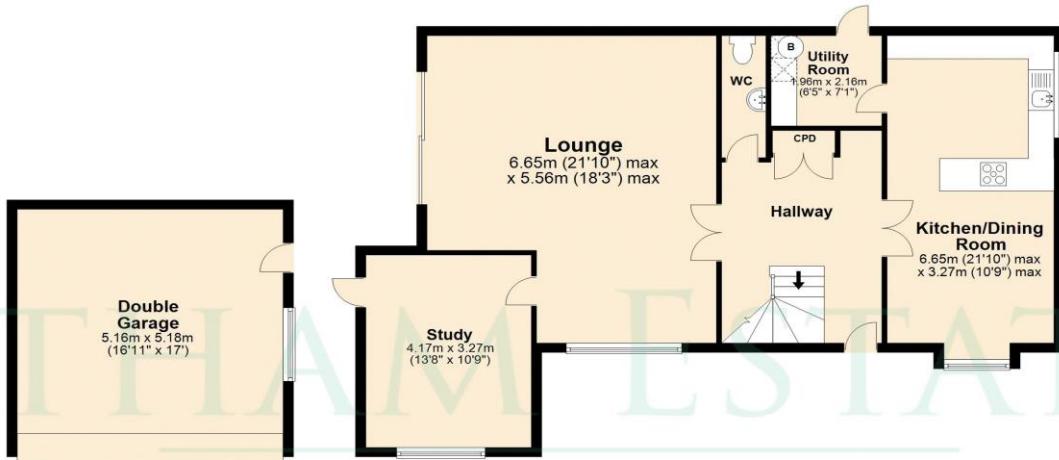


## Directions

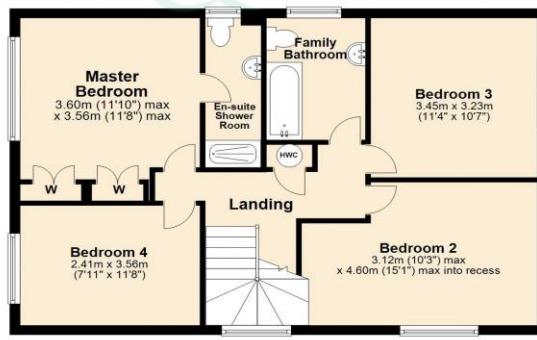
From our office 16 The Square CW4 7AB, travel south on London Road (A50) to the traffic lights turning right onto Chester Road. Take the fourth turning on the left onto Selkirk Drive and first left onto Portree Drive. Continue along Portree Drive, where the property can be found on the right-hand side. Post Code: CW4 7JB  
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.