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# 36 Armistead Way, Cranage, CW4 8FE

Offers Over £600,000

Take a moment to view our guided video tour of this stunning residence that's undergone a beautiful makeover in recent years!! Situated in a popular development on the outskirts of Holmes Chapel village in the affluent hamlet of Cranage. And occupying a superb position within a mature residential development this very well appointed four bedroom detached house is presented in immaculate order throughout, offering well balanced accommodation over two floors, comprising of two reception rooms, a breathtaking dining kitchen, a downstairs WC and a garden room, four bedrooms – all of a double size, and two bathrooms including an uber modern en-suite to the principal bedroom.

Externally, there is a most useful driveway providing parking for several vehicles in front of the detached double garage. The front gardens offer a wealth of kerb appeal and are landscaped with quality lawns, beds and pavers. The rear gardens have a superb private aspect for day-long relaxing and have been beautifully landscaped to include a large ceramic style patio for entertaining, a grass lawn and much more!

Holmes Chapel is the nearest village and is a popular and convenient centre with some lovely surrounding countryside and caters for a comprehensive range of day to day shopping needs and benefits from highly regarded junior and senior schools. There are a number of pubs/restaurants, a railway station and easy access to the M6 motorway, with Junction 18 less than a mile away.

We adore this fabulous home and you will too so call the Cheshire Town & Country property experts here at Chris Hamriding Estate Agents to book yourself that all important viewing!

### **Entrance Hall**

### WC

### Study

Ethernet connectivity between the office, lounge, stair cupboard and loft space. Fibre-To-The-Premises Internet connectivity offering up to 1Gbps Internet.

### Lounge

Media wall with smart remote controlled & Wi-Fi (phone app) connected feature gas fire.

### **Conservatory/Garden Room**

Double-glazed, carpeted and smart (Wi-Fi) electric radiators enabling year-round use.

### **Dining Kitchen**

Modern kitchen (3 years old). Featuring quartz worktops, electric, smart underfloor heating, under worktop, under cabinet strip lighting and large 800 x 800 floor tiles tiled wall-to-wall and bifold doors leading to the patio.

Integrated appliances include Bosch Smart (app controllable) oven, Bosch Smart (app controllable) combined oven/microwave, Bosch Fridge/freezer, Bosch Warming drawer, AEG dishwasher, Bosch electric induction hob, Elica remote controlled designer cooker hood.

### **Utility**

Features include, large 800 x 800 floor tiles tiled wall-to-wall, electric smart underfloor heating, quartz worktops, undermount sink and space for washing machine and dishwasher.

### Stairs and Landing

Galleried landing with contemporary glass staircase.

### **Bedroom One**

### **Ensuite**

Wet-room style walk-in thermostatic shower and a large vanity unit.

### **Bedroom Two**

### **Bedroom Three**

Fitted wardrobes

### **Bedroom Four**

### **Bathroom**

Bath/shower and separate thermostatic shower, and marble tile flooring.

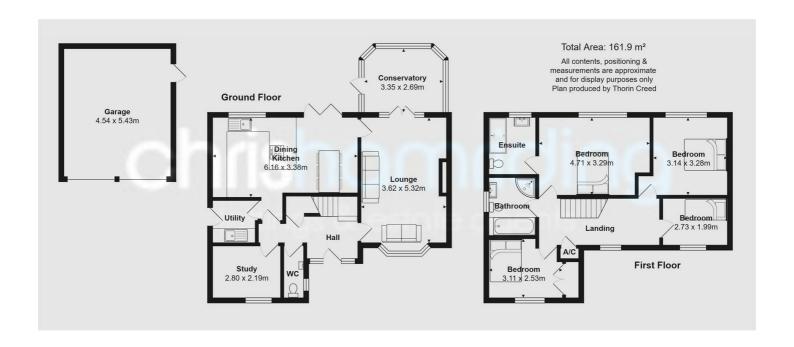
### Loft

Ladder accessible loft space. Boarded with additional storage shelving. Fully insulated.

### **Double Garage**

### **Driveway**

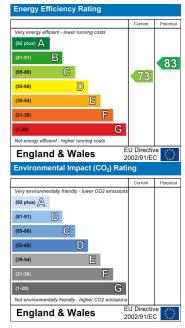
**Front and Rear Gardens** 



### **Area Map**

# Byley Ln Cranage Knuts (Coogle Middlewich Rd Middlewich Rd Middlewich Rd Cranage Ene Middlewich Rd Middlewich Rd

## **Energy Efficiency Graph**



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