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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

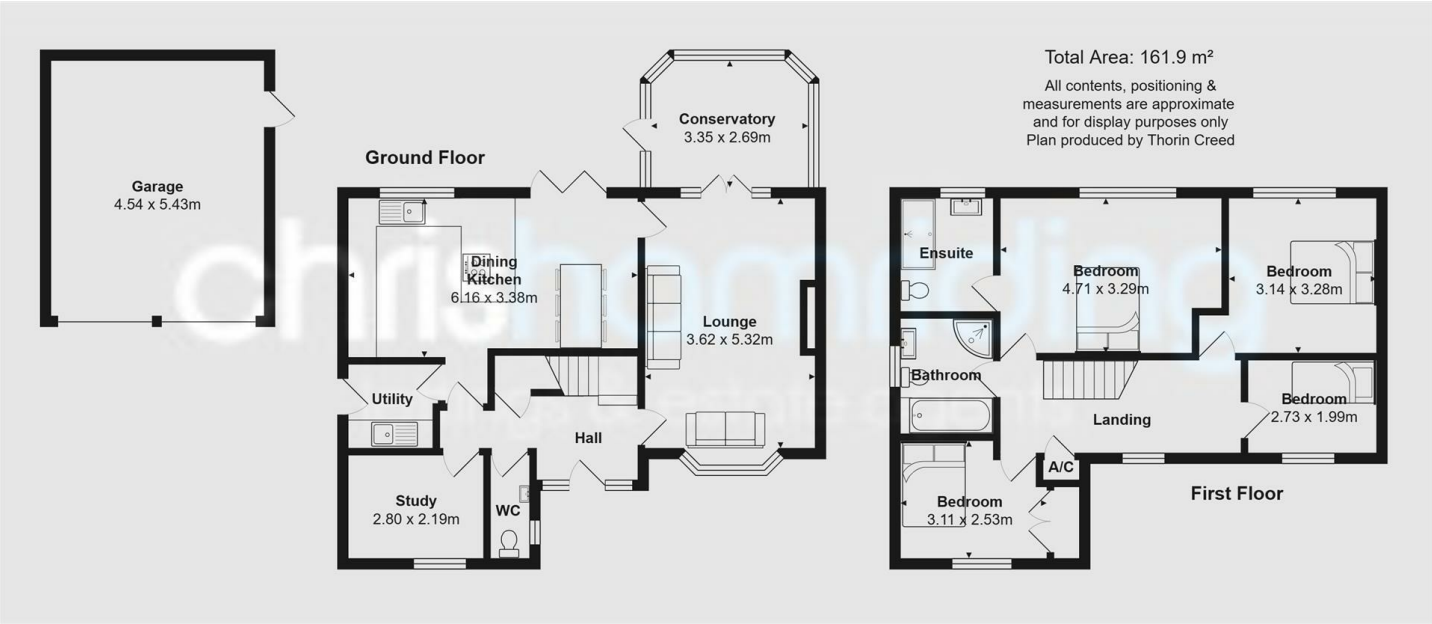
Ladder accessible loft space. Boarded with additional storage shelving. Fully insulated.

Double Garage

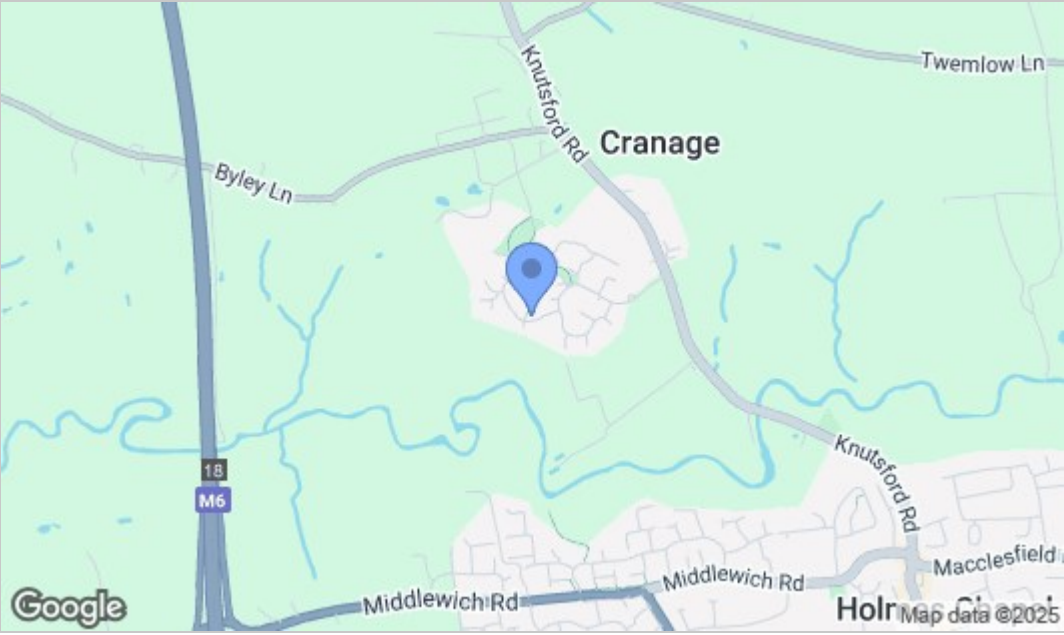
Driveway

Front and Rear Gardens

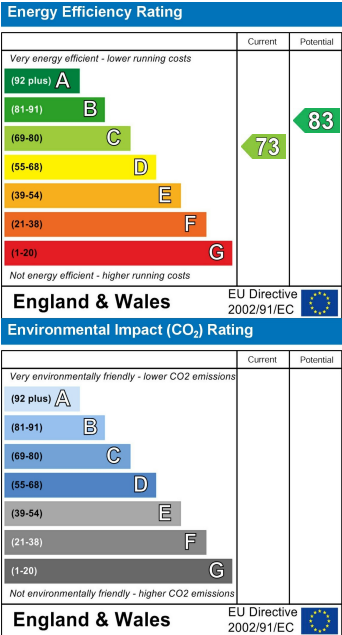
Floor Plan



Area Map



Energy Efficiency Graph



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