



 **2**
Bedrooms

 **1**
Bathroom

 **1**
Reception

SAMUEL
MAKEPEACE
BESPOKE
ESTATE AGENTS



- NEW BUILD BUNGALOW WITH WARRANTY
- GORGEOUS WHITE RENDERED WALLS
- LARGE DRIVEWAY
- OPEN PLAN KITCHEN DINING ROOM
- OPEN PLAN LOUNGE
- TWO DOUBLE BEDROOMS
- STUNNING SHOWER ROOM
- PATIO DOORS TO LANDSCAPED GARDEN
- RURAL LOCATION
- NO UPWARD CHAIN



Imagine waking up each morning with Mow Cop Castle just over the horizon, a place steeped in history and perched proudly above the Cheshire plain. Now imagine doing it from the comfort of your very own **brand-new, never-lived-in, two-bedroom detached bungalow** on the sought-after Primitive Street – a home designed for today's lifestyle, where every detail is fresh, flawless, and waiting just for you.

This is not just a house; it's a statement. From the moment you step through the stylish composite front door, you're welcomed into a bright, airy hallway where sleek laminate flooring and underfloor heating set the tone for modern living. The open-plan lounge floods with natural light from two generous windows, creating a space that feels alive, warm, and effortlessly inviting.

At the heart of this home lies the showstopping kitchen and dining area – a contemporary masterpiece complete with integrated appliances, breakfast bar, pantry, and laundry cupboard. Whether you're hosting friends, cooking a quiet dinner, or simply enjoying a coffee with the French doors open to the garden, this space delivers that coveted "wow" moment every single day.

Both bedrooms are light-filled and serene, designed for rest and retreat, while the luxurious shower room offers a sleek, spa-like experience with its double shower cubicle and modern finish. Every corner of this home radiates the freshness of a new build – no compromises, no updates needed, just move in and start living.

Outside, the excitement continues. A newly laid driveway offers parking for multiple vehicles, there's gated side access, an electric car charging point, and the rear garden is a stylish, low-maintenance sanctuary with porcelain patio, artificial lawn, sleeper borders, and even external power and water.

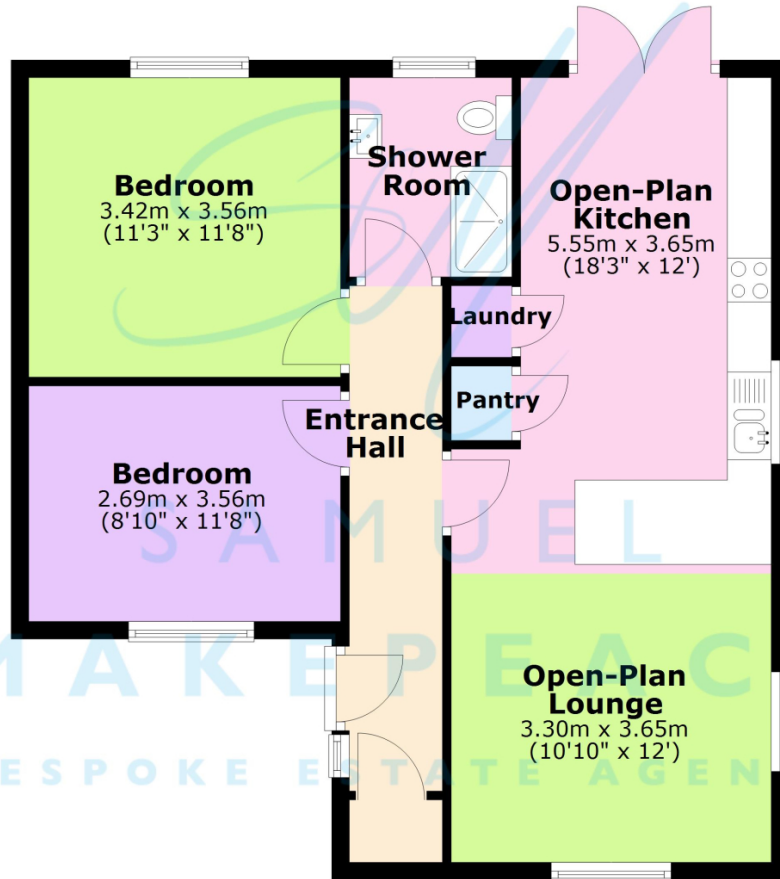
Energy-efficient, practical, and completely future-ready thanks to its air source heat pump, underfloor heating, and insulated loft, this is a home designed to make life as easy as it is beautiful.

Opportunities like this are rare. Primitive Street offers a slice of peaceful village life with the dramatic backdrop of Mow Cop Castle, scenic walks, and excellent transport links all close at hand. This is your chance to own something truly special – a home that's as striking and timeless as the castle that watches over it.

Brand-new. Detached. Stunning. Yours. Book your viewing with Samuel Makepeace Bespoke Estate Agents now before someone else does.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	80	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Mow Cop, ST7

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