



**GASCOIGNE
HALMAN**

FARRIERS NOOK, HOLMES CHAPEL ROAD,
SOMERFORD

THE AREAS LEADING ESTATE AGENT



FARRIERS NOOK, HOLMES CHAPEL ROAD, SOMERFORD

£575,000

An executive detached family home, overlooking Somerford Park Equestrian Centre, constructed by Bloor Homes, with four reception areas, four double bedrooms and three bathrooms (two en-suite), off road parking and a double garage.

Bloor Homes are renowned for constructing homes to a very high standard, this particular property is of no exception.



This freehold detached family home offers everything a growing family needs. The feeling of space is evident the minute you walk into the large entrance hall. The living room, which is over 20ft in length is just one of the four reception areas, the remaining rooms include a home office which would also make an ideal play room, dining area with its large box bay window to the side and a family/garden room which has a glass vaulted ceiling and doors opening to the delightful garden. In the middle of the family and dining room, is the stunning breakfast kitchen, fitted with a range of modern units with a Corian worksurface, integrated appliances and a central island unit with breakfast bar. The units in the kitchen are mirrored in the utility room which has space for appliances and access to the rear garden.



To the first floor there are four large double bedrooms, two of which have built in wardrobes while the master bedroom has a dressing area, with two large built in wardrobes. There are three bathrooms, two of which are en-suite to the master bedroom and bedroom two, while the main bathroom has been refitted with a three piece modern shower room.

Access around the rear of the property leads to the driveway with a connection for an electric car charging point and a double garage with electric door. Gated access from the driveway leads onto the rear garden which has been landscaped with an Indian Stone paved patio, slatted fencing, exterior lighting and a selection of plants to offer colour throughout the year.

The rear garden is south facing, the property also benefits from solar panels at the rear and side.

This no chain property must be viewed to appreciate the spacious accommodation.

DIRECTIONS

CW12 4SP - Holmes Chapel Road, Somerford

LOCATION

Somerford is situated between Congleton and Holmes Chapel which provides an array of individual shops, including a number of quality delicatessens, butchers and bakers and several public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Junction 18 or 17 of the M6. Both locations have their own rail station on the commuter line between Manchester Piccadilly and Crewe with Intercity links to London Euston. Manchester International Airport is also close by. Excellent educational facilities cater for children of all ages in both the state and private sectors. Holmes Chapel Comprehensive school being within the catchment area. A number of private sporting clubs, golf courses, equestrian centres and beautiful walks are within a short drive.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East, Band F

ENERGY PERFORMANCE RATING

Rating B

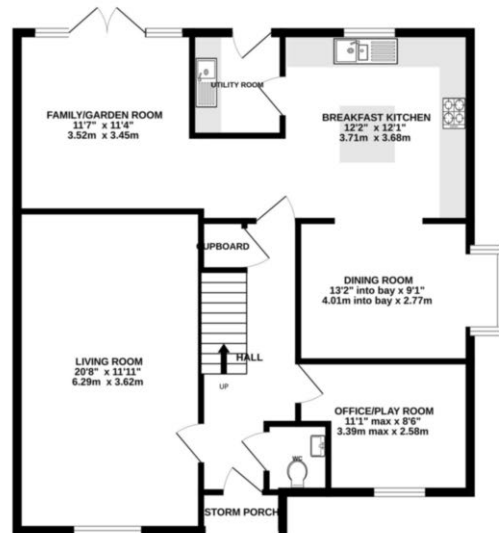
SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

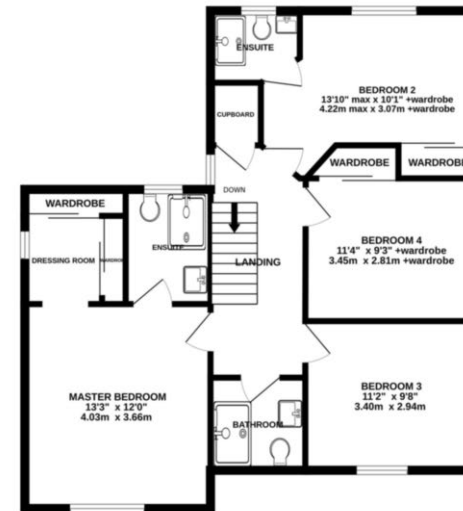
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 1685 sq.ft. (156.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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