



**GASCOIGNE
HALMAN**

7 PADDOCK CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



7 PADDOCK CLOSE, HOLMES CHAPEL

£750,000

A highly desirable location on the edge of Holmes Chapel, in a small cul-de-sac or just a handful of executive detached family homes completed to a high standard within generous plots.

Paddock Close is a highly regarded cul-de-sac - with each property having an open plan concept, generous size rooms and spacious garden plots.



This particular property will not disappoint, at the head of the cul-de-sac, the property is approached via the block paved driveway which offers off road parking for several vehicles. The double garage with electric roll up door, has a car charging point fitted to the side. Gated access down the side of the house, leads to the rear garden which is of particular note. Mainly laid to lawn with fence boundaries and a large Indian stone paved patio area for alfresco dining. Its South Westerly aspect ensures the rear receives the day and evening uninterrupted sunshine.



The interior of this luxury home will also not disappoint. The large reception hall with a staircase to the first floor, underfloor heating throughout the ground floor, under stairs storage cupboard and cloakroom/wc, has double doors either side - the first opening to the living room with its dual aspect, while the other double doors lead to the stunning open plan living dining kitchen which is almost 30ft in length.

The stunning kitchen is fitted with a single sink including a filtered hot water tap, a range of units with a quartz work surface over along with an island unit which has a contrasting butchers block breakfast bar. With ample space for a seating and dining area, this bright and spacious home has bi-folding doors to the garden.

To the first floor there are four double bedrooms, the master bedroom benefiting from a dressing area and a fabulous three piece en-suite shower room, while the family bathroom is fitted with a four piece modern white suite.

With stunning views out of each of the windows, this magnificent imposing freehold family home must be viewed.

DIRECTIONS

Paddock Close, Holmes Chapel- CW4 7GU

LOCATION

Holmes Chapel village is within a short flat walk and provides an array of individual shops including a delicatessen, butchers and bakers and a number of public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Jt 18 of the M6. The village has its 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 and the leisure centre provides for most sporting activities.

TENURE

Freehold

ENERGY PERFORMANCE RATING

EPC Rating: B

LOCAL AUTHORITY

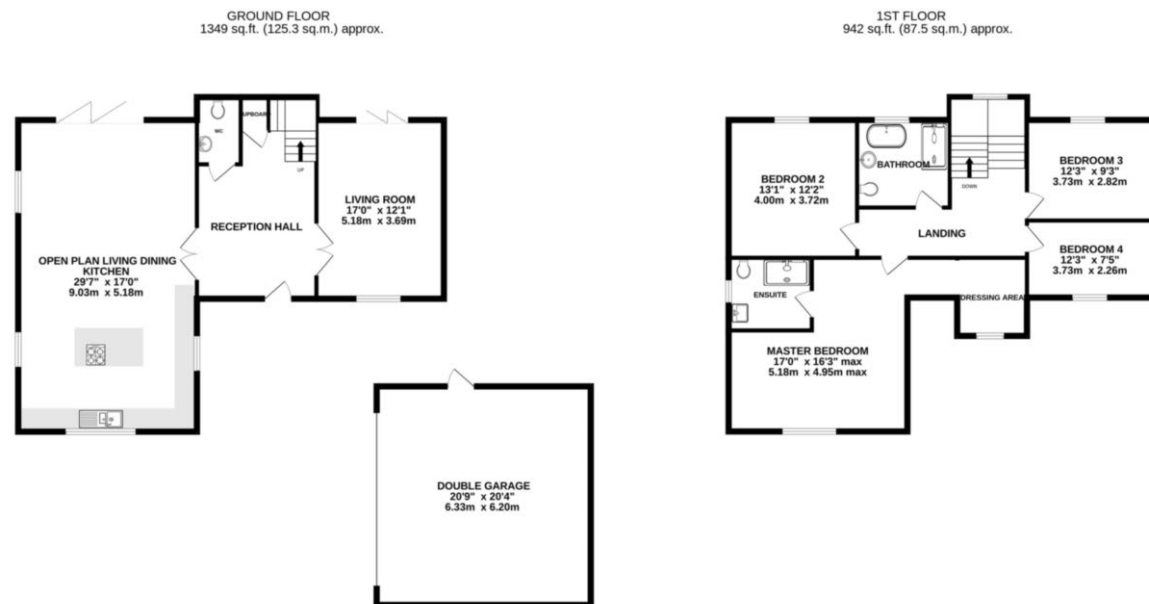
Cheshire East Band F

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

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



TOTAL FLOOR AREA : 2291 sq.ft. (212.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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