



**GASCOIGNE
HALMAN**

3 BOWNESS CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £395,000

Absolutely stunning! An individually designed modern and contemporary open plan bungalow, in a very sought after location with a private rear garden and ample parking.

Having been remodeled, enhanced and extended by the current owners to showcase an immaculate, bright and modern detached home.

Attention to detail is evident the minute you walk through the door, the entrance hall flows through to the living accommodation, a large cupboard with frosted glass doors, offer ample storage space.

The main bedroom overlooks the private front garden, this large room also benefits from fitted wardrobes and a modern three piece en-suite shower room. The second bedroom is also a large double and located across the hallway to a three piece modern white bathroom suite.

The living accommodation overlooks the rear garden. A dining area opens to the extension which has created a living room and kitchen, both with underfloor heating. The living room has vaulted ceiling and French doors to the garden while the kitchen is fitted with a range of high gloss units in two contrasting colours - cream and walnut finish, all with a Corian worksurface over. Internal access from the kitchen leads to the garage which has an electric roll up door.

The exterior is equally as impressive, set within a cul-de-sac with absolutely no passing vehicles, the driveway provides ample off road parking, the large front garden is mainly laid to lawn with planted borders, while access around the side leads to the rear garden where there is a Porcelain paved patio area, raised planted borders, concealed gravel area along with an abundance of mature shrubs.

This south westerly facing garden is extremely private continuing with the modern feel of the property.

A freehold property which must be viewed.

DIRECTIONS

CW4 7JX - Bowness Close, Holmes Chapel

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

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire East council tax band C

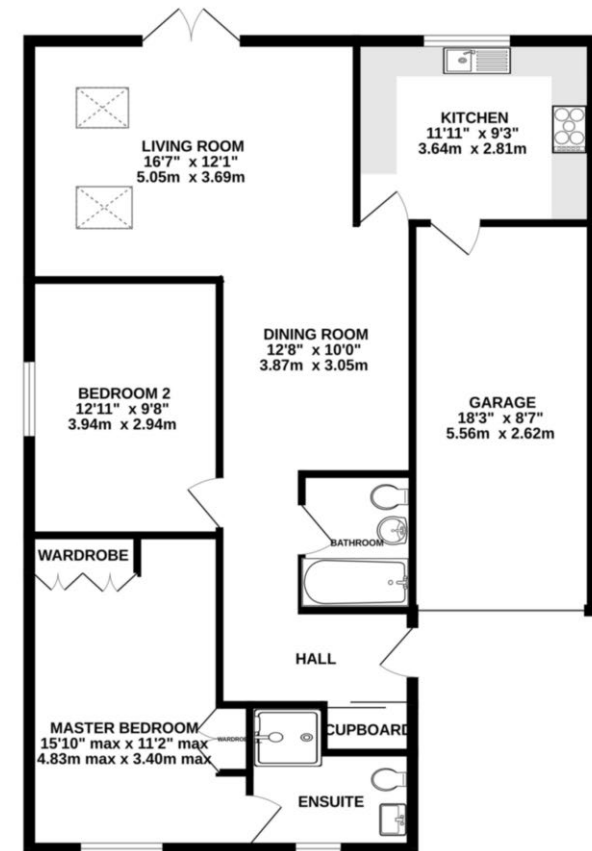
VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating C

GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**GASCOIGNE
HALMAN**

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