



Superb Detached Three-Bedroom Home

Spacious Lounge With Bay Window

Impressive Wrap-Around Conservatory

Desirable Ravenscroft Development

Shaker Style Kitchen & Dining Room

Utility Room & Ground Floor WC



Introduction

A superb and spacious detached three-bedroom home, ideally positioned on the much sought-after Ravenscroft development.

Tucked away in a desirable corner position and just a short walk from the beautiful Dane Valley, this well-maintained property offers an excellent combination of generous living accommodation, attractive gardens and a superb location for families, walkers and dog owners alike. The tour begins with an entrance porch leading into a welcoming and spacious hallway, finished with attractive tiled flooring. The substantial lounge occupies the front aspect and features a delightful bay window, creating a bright and inviting reception space. The well-planned kitchen is fitted with a range of Shaker-style units, providing excellent storage alongside a selection of integrated appliances. From here, access is gained to the separate dining room, creating a practical arrangement for everyday family life and entertaining. A real highlight of the home is the impressive wrap-around conservatory, providing a wonderfully versatile additional reception space with views across the rear and side gardens. The ground floor is completed by a sizeable utility room and a contemporary WC/Cloakroom. To the first floor, the bright and airy landing leads to three well-proportioned bedrooms. Two are generous double bedrooms, both benefiting from built-in wardrobes, while the third is a good-sized single room. Completing the first floor is a substantial and stylish four-piece family bathroom. Externally, the property occupies a particularly desirable corner plot, with established gardens sweeping around three sides of the home, making this a wonderful outdoor space for keen gardeners and growing families alike. An extensive block-paved driveway provides ample private off-road parking and leads to the integral garage.

A beautifully maintained and generously proportioned family home, offering versatile accommodation, excellent gardens and a sought-after position within easy reach of the Dane Valley.

ACCOMMODATION

Entrance Porch & Hallway

The entrance storm porch leads into a welcoming and spacious hallway, finished with eye-catching tiled flooring. The hallway provides access to the principal ground floor rooms, WC. Completed with stairs rising to the first floor, with attractive balustrade detailing.

Lounge 14' 10" x 13' 0" (4.52m x 3.96m)

A superbly proportioned lounge positioned to the front of the property, featuring a lovely bay window which floods the room with natural light. Ideal for relaxing and family life.

Kitchen 12' 11" x 9' 3" (3.93m x 2.82m)

A well appointed kitchen fitted with a range of cream coloured Shaker-style wall and base units, providing excellent storage, complemented by contrasting work surfaces offering ample preparation space. Integrated appliances include a Neff four-ring hob, Neff double oven and built-in Bosch dishwasher. A window overlooks the rear garden, while doors provide access to both the utility room and dining room.

Utility Room 5' 4" x 11' 11" (1.62m x 3.63m)

A useful and well equipped utility room with a white wall and base unit, incorporating a circular sink and space for a washing machine and tumble dryer. A window and door overlook and lead onto the rear garden, with a further door providing access to the garage.

Dining Room 13' 0" x 9' 9" (3.96m x 2.97m)

Located directly off the kitchen, the separate dining room provides an excellent space for family meals and entertaining. Patio doors open directly into the impressive wrap-around conservatory.

Wrap Around Conservatory

19' 9" (11'1) x 7' 10" (10'3) (6.02m x 2.39m)

An impressive and particularly spacious L-shaped wrap-around conservatory, offering a wonderfully versatile additional living space. Ideal for use as a dining area, family room or simply somewhere to relax and enjoy the garden, with extensive windows overlooking the extremely private rear and side gardens. A door provides direct access to the garden.

WC/Cloakroom

Conveniently located off the hallway, the contemporary WC features a matching white two-piece suite, complemented by the continuation of the eye-catching tiled flooring.

First Floor Landing

A spacious and bright first floor landing with a side aspect window, providing access to all three bedrooms and the family bathroom. A useful built-in airing cupboard provides additional storage.

Master Bedroom

14' 8" x 9' 8" Min to front of wardrobe (4.47m x 2.94m)

A good size double bedroom positioned to the front aspect, featuring an extensive range of fitted wardrobes providing excellent storage, including hanging rails and shelving.

Bedroom Two

11' 3" min to front of wardrobe x 10' 0" (3.43m x 3.05m)

A well-proportioned double bedroom overlooking the rear garden, complemented by a fitted wardrobe and matching bedside unit, providing useful storage and hanging space.

Bedroom Three 9' 4" x 7' 4" (2.84m x 2.23m)

A good-sized single bedroom positioned to the front aspect, benefiting from a useful built-in wardrobe cleverly positioned over the stairs.



Family Bathroom 6' 9" x 9' 9" (2.06m x 2.97m)

A superbly proportioned family bathroom, featuring a generous quadrant style step in shower with mains mixer shower, alongside a Jacuzzi-style spa bath with mixer tapware and handheld shower attachment. A corner vanity unit houses the wash hand basin with chrome mixer tapware, complemented by a concealed cistern WC.

Externally

The property enjoys an enviable corner position, with established gardens wrapping around three sides. The gardens are predominantly laid to lawn and framed by well-stocked flowerbed borders, creating a pleasant and private outdoor setting. Several areas offer plenty of scope for seating and entertaining, while the generous lawn provides an ideal space for children and family activities. A lovely garden that will appeal to keen gardeners and families alike.

Garage 17' 0" x 9' 2" (5.18m x 2.79m)

The integral garage is accessed via an electric roller-style main door and benefits from a side window, providing natural light. The garage also offers useful additional space, ideal for storage or housing garden equipment.



Location

Holmes Chapel is a highly sought-after Cheshire village, renowned for its attractive centre and excellent range of everyday amenities. The village offers a superb mix of independent shops, cafés and well-known high street retailers, catering for all day-to-day shopping needs. Surrounded by beautiful Cheshire countryside, Holmes Chapel is ideal for those who enjoy the outdoors, with the picturesque Dane Valley and an abundance of scenic walking routes right on the doorstep. The village is particularly popular with families, benefiting from two highly regarded primary schools and secondary school, together with a variety of pubs, restaurants and cafés both within the village and the surrounding area. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport and Crewe, where there are onward connections to the national rail network. The nearby M6 motorway, accessed via Junction 18, offers convenient links to the wider North West motorway network, making Holmes Chapel an excellent location for both work and leisure.

Tenure

EPC Rating – D

Council Tax Band – E – Cheshire East

We have been informed the property is Freehold
Correct at the time of listing and subject to change.

We recommend you check these details with your
Solicitor/Conveyancer.



Directions

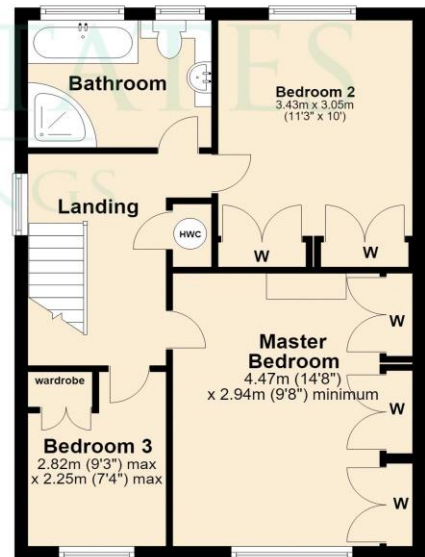
From our office 18 London Road, Holmes Chapel. CW4 7AJ. Travel north (A50) to the mini roundabouts, take the first exit left onto Middlewich Road, continue along, taking the third turning right onto Bramhall Drive. Take the fourth turning on the right onto Daresbury Close, where the property can be found on the right hand side. Easily Identified by our Latham Estates For Sale Board. Post Code: CW4 7HN
Viewing Strictly by Appointment



Ground Floor



First Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
Plan produced using PlanUp.

IMPORTANT NOTE TO PURCHASERS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.