



Fabulous Extended Detached Family Home

Smart Open Plan Breakfast Kitchen

Master Featuring Dressing Area & En-Suite

Three Spacious Reception Rooms

Four Good Size Bedrooms

Generous Beautifully Attended Gardens



Introduction

A Fabulous Four-Bedroom Detached Family Home Extended and beautifully remodelled, this impressive four-bedroom detached home offers an exceptional blend of space, style, and flexibility. With three reception rooms, an enviable open-plan breakfast kitchen, and a most generous master suite complete with dressing area and en-suite bathroom, it's perfectly positioned for enjoying village life in a stunning, thoughtfully landscaped plot. An ideal location for family living, the property sits within easy reach of local amenities, schools, and everyday conveniences. The tour starts with the bright and airy hallway which sets the tone for the warm and welcoming interior. The extended lounge forms the heart of the home, a superb family hub flooded with natural light, yet cosy and inviting for relaxed evenings. The formal dining room offers excellent proportions and versatility, ideal for family meals, entertaining, or even a children's playroom. At the rear, the stylish open plan kitchen is the true centrepiece, leading seamlessly to the breakfast area and spacious conservatory, a delightful spot for enjoying the garden views year round. A study/home office, cloakroom, and utility room complete the ground floor. The first floor, the extended principal bedroom is a luxurious retreat featuring a dressing area and contemporary en-suite bathroom. Three further well-proportioned bedrooms provide comfortable accommodation for family members or guests, all served by a modern family shower room. Externally: The property occupies a wonderfully mature and well-planned plot, featuring beautifully stocked flower beds, a vegetable garden and a greenhouse. Two separate driveways provide ample private parking, leading to both the main entrance and the integral single garage. This substantial family home combines a generous layout, stylish presentation and idyllic gardens. Offering the space, flexibility, and lifestyle modern families aspire to.

EPC Rating - C

Council Tax Band - F - Cheshire East

Tenure - Freehold

ACCOMMODATION

Entrance Hallway

A welcoming introduction, the spacious entrance hallway sets the tone for the rest of the property. From here, there is access to the dining room, lounge, kitchen and a convenient ground floor WC. The hallway is finished with an eye-catching tiled floor, while a balustrade staircase ascends to the first floor.

Cloakroom/WC

Fitted with a matching two-piece suite comprising a low-level WC and circular hand wash basin with chrome mixer tap, set upon an attractive tiled plinth. The tiling continues up the walls, creating a stylish feature and enhancing the sense of finish.

Lounge 16' 6" x 19' 9" (5.03m x 6.02m)

The fabulous sized lounge is positioned to the front aspect, having been thoughtfully extended to create a generous and impressive main living space. The room is finished with eye-catching engineered oak flooring laid in a stylish parquet design, adding warmth and character. A feature fireplace provides a central focal point, complete with a matching inset hearth and surround, enhancing the room's inviting atmosphere.

Dining Room 16' 11" x 7' 10" (5.15m x 2.39m)

Having been extended and added to the property, the dining room is a versatile space accessed from the main hallway. Enjoying a dual aspect, the room is filled with natural light, creating a bright and airy feel. Its flexible layout makes it ideal not only as a formal dining area, but also as a playroom or family room to suit a variety of needs.

Open Plan Living Breakfast Kitchen

Kitchen Area 8' 6" x 12' 8" (2.59m x 3.86m)

The well planned kitchen sits seamlessly open plan to the breakfast dining area and features an extensive range of white shaker style wall, drawer and base units delivering storage in abundance, complemented by contrasting granite work surfaces flowing round and provides ample preparation space. The inset one and a half bowl single drainer sink unit with chrome mixer tap is positioned beneath a window overlooking the rear garden. Taking centre stage is a Rangemaster five-ring cooker with grill and two ovens, creating a perfect focal point for the space. Additional integrated appliances include a larder style fridge freezer and dishwasher. A door leads through to the utility room, while the open plan layout flows naturally into the breakfast area, ideal for everyday living and entertaining. Completed with smart tiled flooring.

Dining Area 12' 1" x 8' 2" (3.68m x 2.49m)

Having been reconfigured and extended, the open-plan dining area flows seamlessly through to the kitchen, creating a sociable and versatile living space. Double French doors open into the conservatory, allowing natural light to flood in, a further door leads through to a separate study.

Conservatory 10' 10" Max x 8' 6" Max (3.30m x 2.59m)

The conservatory provides an ideal space to sit and enjoy views over the garden, creating a bright and relaxing additional reception area. With French doors opening directly out to the garden, finished with tiled flooring.

Home Office / Study 11' 9" x 7' 6" (3.58m x 2.28m)

A great addition to the ground floor is the versatile study, fitted with a range of built-in furniture to one wall including storage and book shelving, providing an excellent workspace or home office setup. An internal door offers convenient access through to the garage, complete with laminate flooring and further benefits from French doors opening onto the rear garden, creating a bright and flexible space.

First Floor Landing

The first floor landing provides access to all bedrooms and the main family bathroom. Completed with a side aspect window to add natural light and a shelved airing cupboard.

Master Bedroom 9' 3" x 12' 5" (2.82m x 3.78m)

A generous main bedroom is located to the front aspect of the property and benefits from a bright and airy feel. The room sits open plan to the dressing area, creating a spacious and well considered layout that enhances both practicality and comfort.

Dressing Area 7' 2" Extending to 11' 4" x 7' 6" to back of wardrobe (2.18m x 2.28m)

Offering excellent storage, with a bank of fitted wardrobes occupying one wall, providing ample hanging and shelving space. A window to the front aspect enhances the light within the room, while a door provides access to the en suite shower room.

En-suite 8' 1" x 7' 5" (2.46m x 2.26m)

The spacious en-suite is fitted with a stylish three-piece suite comprising a panelled bath with chrome mixer tap and a wall-mounted electric shower over with glass shower screen. A vanity unit is positioned to the opposite wall, providing ample storage and incorporating a concealed cistern low-level WC and wash hand basin with chrome mixer tap. Completed with complimentary tiled walls and contrasting tiled flooring.



Bedroom Two 8' 5" x 9' 5" (2.56m x 2.87m)

This generous second bedroom is located to the rear aspect and benefits from a bright and comfortable feel. The room includes a bank of fitted wardrobes along one wall, providing excellent storage.

Bedroom Three 8' 0" x 10' 0" (2.44m x 3.05m)

The third good sized bedroom is located to the front aspect of the property and benefits from a built-in wardrobe positioned within the over stairs area, making efficient use of space.

Bedroom Four 8' 7" x 8' 2" (2.61m x 2.49m)

The fourth bedroom is located to the rear aspect of the property.

Family Shower Room

Delivering a smart matching three-piece suite comprising: Corner quadrant shower enclosure with mains mixer shower and dual shower attachments, including a fixed rainfall style head and a separate traditional riser attachment. A pedestal wash hand basin and low-level WC complete the suite. Completed with complementary tiled walls and tiled flooring, creating a clean and contemporary feel.

Externally

The property is set behind an evergreen hedge, providing a good degree of privacy. The front garden is mainly laid to lawn with well-established, thoughtfully planted flower beds, adding colour and interest throughout the year. Two separate driveways sit to the front of the property, providing ample off-road parking, with one leading to the main entrance and the second providing access to the integral single garage. The rear garden is a true delight, featuring a central lawn surrounded by beautifully stocked and well-maintained flower beds. A footpath leads through to a vegetable garden area, complete with a greenhouse and raised planting beds. A patio seating area provides the perfect space to sit and enjoy the attractive rear outlook, making this an ideal garden for both relaxation and cultivation.



Tenure

We have been informed the property is Freehold
Correct at the time of listing
We recommend you check these details with your
Solicitor/Conveyancer

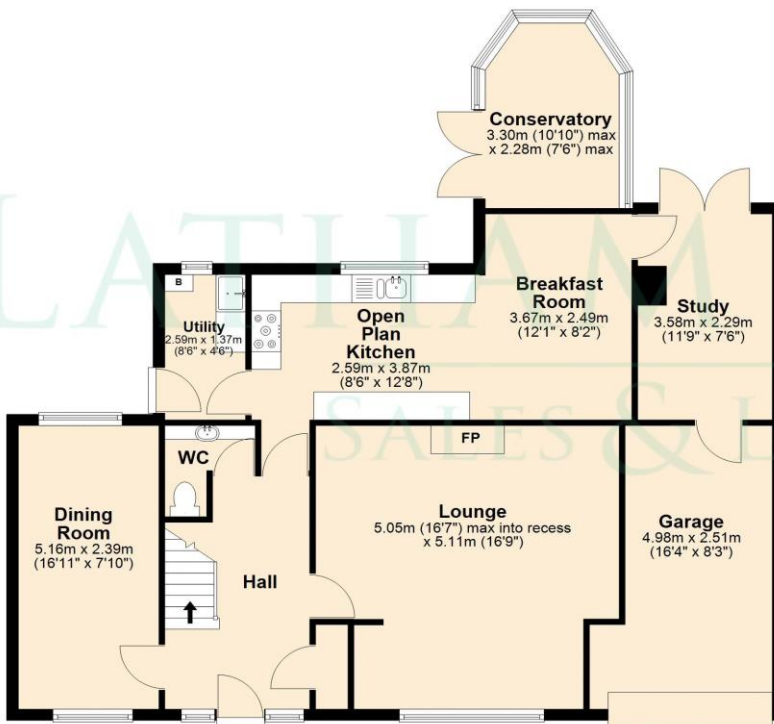


Directions

From our office 18 London Road, Holmes Chapel, CW4 7AJ. Travel south on London Road (A50) to the main traffic lights turning right onto Chester Road, take the third left onto St. Andrews Drive, then turn right onto Balmoral Drive. Where the property can be found on the right hand side Post Code: CW4 7HY
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.