



Four Bedroom Detached Family Home

Separate Dining Room & Conservatory

Three-Piece Family Bathroom & Ground Floor WC

Spacious Extended L-Shaped Lounge

Smart Well Planned Kitchen

Ample Private Driveway Parking



Introduction

Bright, Spacious & Ready-to-Move-Into Family Accommodation

Offered for sale with no onward chain, allowing for a straightforward purchase.

A most well-presented, four-bedroom detached family home featuring spacious and versatile living accommodation, including two reception rooms, a conservatory, a generous kitchen, ample off-road parking, and delightful gardens, all occupying a highly convenient village location. Ideally situated within a sought after pleasant cul-de-sac, this property enjoys a convenient position within easy walking distance of the village centre. The property is perfectly placed for both the local primary school and high school, making it an excellent choice for families seeking a home that combines practicality, comfort, and village living. The tour starts with a welcoming entrance hallway, where a convenient ground floor WC can be found. From here, the accommodation opens into a substantial extended L-shaped lounge, offering an abundance of space for relaxation and entertaining, complete with a charming reading nook providing the perfect spot to unwind. A door leads through to the separate dining room, creating an ideal setting for family meals and social gatherings. The dining room in turn opens into the conservatory, which enjoys pleasant views over the rear garden and provides an additional versatile reception space. The generously proportioned kitchen is fitted with a range of matching white wall, drawer, and base units, offering ample storage and workspace while also benefiting from views over the rear garden. To the first floor, the property boasts four well-proportioned bedrooms, all served by a smart three-piece family bathroom suite. Externally, to the front, the property is approached via a sizeable block-paved driveway providing ample off-road parking, which leads to the integral garage and main entrance alongside a front garden which is principally laid to lawn. The enclosed rear garden is also mainly laid to lawn and features a patio area, creating the perfect outdoor space for the growing family and keen gardener alike, with plenty of room for children to play and for outdoor entertaining during the warmer months.

EPC Rating – C

Council Tax Band – D – Cheshire East

Tenure - Freehold

ACCOMMODATION

Entrance Hallway

A welcoming entrance hallway providing access to the principal ground floor accommodation, with stairs rising to the first floor and a useful ground floor WC.

Ground Floor WC

Fitted with a white suite comprising a low-level WC and wash hand basin, offering added convenience for family living and visiting guests.

L - Shaped Lounge 19' 9" x 9' 8" Snug 8'8" X 9'4" (6.02m x 2.94m)

A spacious and light-filled principal reception room featuring an attractive L-shaped layout, with a window to the front elevation and ample space for a range of lounge furniture. The room is further enhanced by a charming reading nook, creating the perfect snug to relax with a book. Direct access is gained to the separate dining room.

Dining Room 8' 8" x 9' 4" (2.64m x 2.84m)

A well-proportioned separate dining room offering an ideal space for family meals and formal entertaining, with direct access through to the conservatory and kitchen.

Conservatory 7' 9" x 9' 4" (2.36m x 2.84m)

A versatile additional reception space enjoying pleasant views over the rear garden. An excellent room for relaxing, while making the most of the garden outlook.

Kitchen 8' 6" x 15' 9" (2.59m x 4.80m)

Generously sized and fitted with a comprehensive range of matching white wall, drawer and base units, complemented by contrasting work surfaces providing an abundance of preparation space. The kitchen features a four-ring gas hob with a brushed chrome splashback and chimney-style extractor hood above, together with an integrated electric oven and grill. There is space for additional white goods, along with a useful breakfast bar area for informal dining. Two windows overlook the rear garden, whilst a door provides convenient side access, creating a practical and functional environment for everyday family life.

First Floor Landing

Giving access to all four bedrooms and the family bathroom, the landing also benefits from a useful storage cupboard, ideal for household linens, towels and everyday essentials.

Master Bedroom 9' 2" x 13' 6" (2.79m x 4.11m)

A generous principal bedroom located to the front aspect, benefiting from a built-in single wardrobe and offering ample space for additional bedroom furniture, creating a comfortable retreat at the end of the day.

Bedroom Two 11' 8" x 8' 5" (3.55m x 2.56m)

Located to the front aspect, this well-proportioned double bedroom benefits from a useful built-in over-stairs cupboard, providing extra storage space.

Bedroom Three 9' 3" x 8' 6" (2.82m x 2.59m)

A spacious third bedroom providing excellent flexibility, ideal as a child's bedroom, guest room or home office if required.

Bedroom Four 8' 4" x 8' 4" (2.54m x 2.54m)

A good-sized fourth bedroom, perfect for a growing family, nursery, study or hobby room.

Family Bathroom

Fitted with a smart three-piece suite comprising a panelled bath with shower over and shower screen, pedestal wash hand basin and low-level WC. A window provides natural light and ventilation, while attractive flooring and neutral décor create a bright and welcoming space.

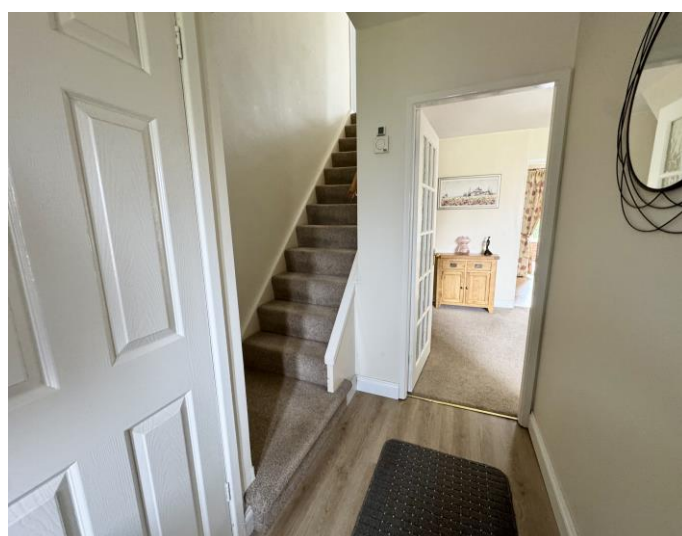


Externally

The property is approached via a double-width block-paved driveway, providing ample private off-road parking and leading to the integral garage and main entrance door. The front garden is principally laid to lawn, whilst gated access leads through to the rear garden. The enclosed rear garden is mainly laid to lawn and bordered by established, colourful hedgerows, creating an attractive outdoor setting. A paved patio area provides the perfect space for outdoor dining and entertaining, making the garden ideally suited to the growing family and keen gardener alike.

Garage 19' 11" x 8' 1" (6.07m x 2.46m)

A useful integral garage accessed via a remote electric door to the front elevation, with a courtesy side door providing convenient access to the side garden. Benefiting from light and power, the garage offers excellent storage facilities and additional versatility.



Location

Holmes Chapel is a sought-after village in the heart of Cheshire, known for its welcoming atmosphere and attractive centre. The village offers a comprehensive range of day-to-day amenities, with a mix of independent shops and well-known high street names. Surrounded by beautiful Cheshire countryside, Holmes Chapel is a haven for walkers, with the scenic Dane Valley right on the doorstep. Families are well-catered for with two highly regarded primary schools and a reputable secondary school within the village. A variety of pubs and restaurants, both in the village and nearby, provide plenty of options for dining and socialising. Holmes Chapel is also well-connected for commuters. The local railway station offers regular services to Manchester, Manchester Airport, and Crewe, linking to the mainline network. Junction 18 of the M6 is just a short drive away, giving easy access to the North West motorway network.

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

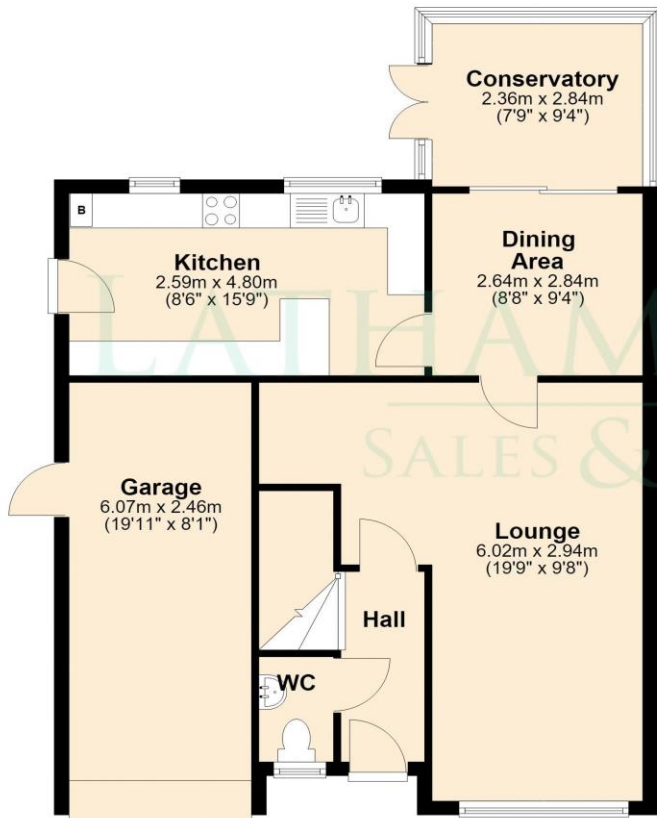


Directions

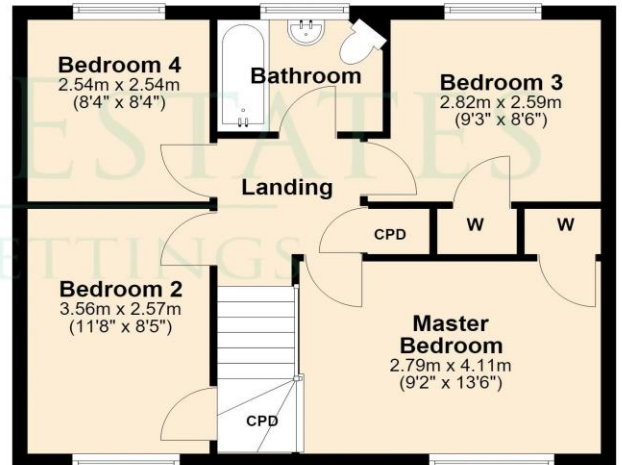
From our office 18 London Road, Holmes Chapel, CW4 7AJ. Travel south on London Road (A50) to the main traffic lights turning right onto Chester Road, take the third left onto St. Andrews Drive, then turn right onto Balmoral Drive, continue along taking the third turning on the right. Where the property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