



Superb Detached Property On Generous Plot

Impressive Triple Aspect Lounge

Four Spacious Bedrooms & New Bathroom

Sought After Village Location

Open Plan Kitchen with Bosch Appliances

South Facing Garden, Parking & Garage



Introduction

A rare opportunity to acquire this superb, most attractive double fronted, four-bedroom detached family home. Occupying an enviable plot with sweeping gardens to three sides. Situated on the highly sought after West Way development, this prime location is ideal for access to excellent schools, local shops, and the train station, perfect for convenient village living. The property has been extensively modernised and thoughtfully remodelled by the current owners, featuring a stylish open plan kitchen, new bathroom, full decoration and new carpets and flooring throughout. Early viewing is highly recommended to fully appreciate the generous plot, desirable setting and spacious accommodation on offer. The tour begins with a bright and welcoming entrance hallway, providing access to the majority of the ground floor. The impressive lounge spans one side of the home and benefits from a triple aspect, flooding the space with natural light. At the heart of the home is the stunning open plan dining kitchen, perfectly designed for modern family living. A sleek, contemporary kitchen fitted with new Bosch appliances sits to one side, while the dining and family area enjoys views over the rear garden through an attractive walk-in bay with French doors opening into the rear garden. A new smart two-piece cloakroom/WC completes the ground floor. To the first floor, a bright and spacious landing features a striking picture window overlooking the extensive front garden. Four well-proportioned bedrooms are offered, most benefiting from dual aspects, enhancing the light and airy feel throughout. The accommodation is completed by a new stylish three-piece family bathroom and a separate WC. Externally, the property truly excels. The impressive front garden is mainly laid to lawn with a charming newly erected picket fence. The driveway provides ample private off-road parking and leads to the single garage and main entrance. The south facing rear garden is ideal for families and gardening enthusiasts alike, with lawns extending to the side and rear of the property. Offering a blank canvas, it presents endless possibilities, from a children's play area to a vegetable garden or landscaped retreat. The garage also benefits from two attached brick-built garden stores, providing excellent additional storage.

This property is offered with no onward chain, allowing for a smooth and straightforward purchase.

EPC Rating - D

Council Tax Band - E - Cheshire East

Tenure - Freehold

ACCOMMODATION

Hallway

This welcoming introduction to the home is a spacious and bright entrance hallway, providing access to the majority of ground floor rooms. A turnflight staircase ascends to the first floor, where a Georgian style window floods the space with natural light, while a useful and sizeable understairs storage cupboard neutral decor and new flooring, completes the space.

Lounge 20' 10" x 11' 11" (6.35m x 3.63m)

An impressively sized lounge enjoying a bright triple aspect, featuring twin Georgian-style windows set either side of a central chimney breast. The focal point is an attractive fire surround with matching inset and hearth, housing an electric fire. Additional windows to the front and rear elevations further enhance the natural light, creating a superbly spacious and inviting living area.

Open Plan Living

Kitchen 13' 5" x 8' 9" (4.09m x 2.66m)

The newly fitted kitchen sits seamlessly open plan to the dining area and offers a comprehensive, thoughtfully designed range of dark grey shaker style units, complemented by stylish black handles. These are perfectly paired with the black inset one and a half single bowl sink unit and matte black swanneck style mixer tapware. The range of quality new appliances include a Bosch four-ring electric hob with glass splashback leading to the black chimney style extractor fan. The Bosch integrated fan assisted oven and grill sits below the hob. Additional integrated appliances include a Bosch dishwasher and a larder-style fridge freezer, neatly concealed within the units, while a newly installed gas central heating boiler is also discreetly housed within a cupboard. A window above the sink overlooks the rear garden, allowing for plenty of natural light. There is also access to a useful storage cupboard, ideal for household appliances and a part glazed door leads to the side elevation. The space is finished with a stylish vertical radiator and contrasting laminate flooring flowing through, completing this modern and practical kitchen.

Dining/Family Area 10' 1" x 11' 9" (3.07m x 3.58m)

Open plan to the kitchen is this bright and inviting dining/family area, featuring a charming box bay window with inset French doors opening onto the rear garden. This creates an ideal space for entertaining while allowing natural light to flood the room. The area is completed with laminate flooring flowing seamlessly through from the kitchen.

Cloakroom/WC

The stylish newly fitted cloakroom features a matching two piece suite, comprising a low level WC and a contemporary vanity unit with twin drawers, incorporating a sleek hand wash basin with chrome mixer tapware. A vertical chrome radiator adds a modern touch, while a window to the side elevation provides natural light. The space is beautifully finished with striking part tiles to the walls and flooring, creating a smart and cohesive look.

First Floor Landing

The spacious landing is bright and airy, featuring a picture window that enjoys views over the extensive front garden, enhancing the sense of light and space throughout.

Master Bedroom 13' 9" x 11' 10" (4.19m x 3.60m)

The generous master bedroom offers ample space for freestanding furniture and benefits from a dual aspect, with windows to both the rear and side elevations, creating a light and airy feel.

Bedroom Two 10' 2" x 11' 9" (3.10m x 3.58m)

A generous second bedroom, beautifully presented, featuring a low level Georgian style window overlooking the rear aspect, allowing for plenty of natural light and a charming outlook.

Bedroom Three 6' 9" x 11' 11" (2.06m x 3.63m)

The third good sized bedroom enjoys a dual aspect with windows to the front and side elevations, creating a bright and airy feel. It also benefits from two recessed areas, ideal for freestanding wardrobes.

Bedroom Four 10' 2" x 8' 2" (3.10m x 2.49m)

The fourth good-sized bedroom benefits from a dual aspect, with windows to the side and rear elevations, creating a bright and airy space.



Family Bathroom

The main bathroom is generously proportioned and features a stunning newly fitted three piece suite. Comprising: Panelled bath with chrome mixer tapware, a stylish grey vanity unit with twin drawers and inset hand wash basin with contemporary chrome swanneck mixer tapware, along with a walk in tiled shower enclosure with wall mounted electric shower. The room is completed with a chrome vertical radiator and complimented with stylish part tiled walls and tiled flooring, creating a smart and modern feel throughout.

Separate WC

Home to a low level WC and finished to complement the main bathroom, this space features part tiled walls and matching tiled flooring, along with a window to the side aspect providing natural light.

Externally

Front Aspect

The property is set back within its plot, enjoying an extensive front garden, which is mainly laid to lawn and enhanced by a newly erected picket fence. A driveway provides ample private off-road parking and in turn, leads to the semi-detached single garage and main entrance.

Garage 15' 10" x 8' 0" (4.82m x 2.44m)

The garage is accessed via twin opening front doors, with the added benefit of a courtesy door providing access from the rear garden. The space is also fitted with lighting for convenience. To the rear of the garage are two attached brick-built garden stores, offering excellent additional storage for garden equipment.

Rear & Side Garden

The true highlight of the property is the extensive rear and side gardens. A gravel pathway leads you around to the lawned areas, where raised timber flower beds provide an attractive feature. A patio area, accessed directly from the family room, offers an ideal space for outdoor dining and entertaining, complemented by further raised planting beds. The lawn wraps around the rear and side of the property, creating a generous and versatile outdoor space with several areas well suited as children's play zones. This is a garden to be enjoyed by both growing families and keen gardeners alike.

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



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.

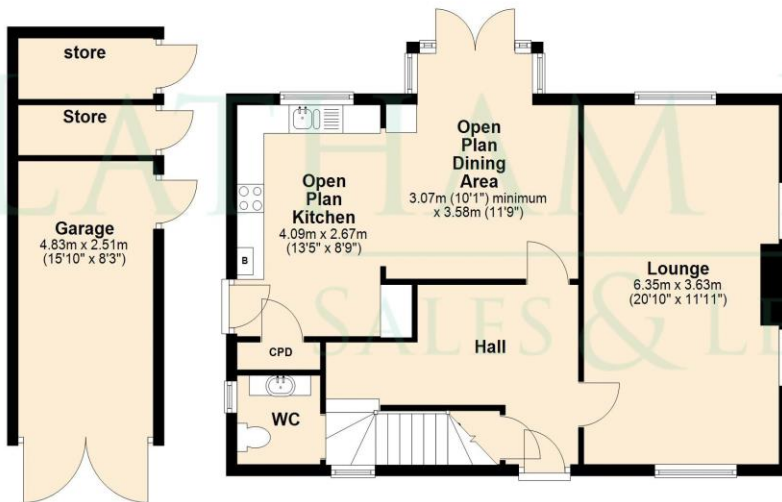


Directions

From our office 18 London Road, Holmes Chapel, CW4 7AJ. Continue south on London Road, travelling to the main set of traffic lights. Turn right onto Chester Road, take the first turning on the right onto West Way, where the property can be found on the right hand side easily identified by our Latham Estates for sale board. Post Code: CW4 7DG 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.