



162 HOLMES CHAPEL ROAD, SOMERFORD, CW12 4QB

£480,000



An attractive and characterful three-bedroom semi-detached period property, dating back to 1934, occupying a particularly generous plot in the highly sought-after area of Somerford. Offered for sale with NO ONWARD CHAIN this superb family home is rich in original charm and offers spacious accommodation throughout. Ideally located close to excellent schools, convenient transport links, local amenities, and scenic countryside walks, it presents a wonderful opportunity for families or those looking to enjoy a peaceful lifestyle in a well-connected and desirable semi-rural location.

Set back from the road, the property boasts impressive kerb appeal, with a beautifully landscaped frontage featuring a well-maintained lawn surrounded by mature greenery. The expansive driveway offers ample off-road parking for multiple vehicles and leads to a large detached garage, which benefits from boarded loft space, ideal for additional storage or potential conversion (subject to planning permission).

Internally, you are welcomed into the entrance hall that sets the tone for the rest of the home. The inviting lounge, filled with natural light, opens through double doors into a generous dining area, creating a fantastic open-plan space perfect for family living and entertaining. The kitchen is a standout feature, fitted with bespoke Clive Christian units and offering extensive workspace, a breakfast bar, and integrated appliances. A useful utility area provides additional storage and has direct access to the rear garden, while a downstairs WC completes the ground floor.

Upstairs, the property offers a well proportioned master bedroom benefitting from fitted wardrobes and its own en suite shower room. The second bedroom also features fitted wardrobes, while the third bedroom is ideal as a child's room, guest room, or home office. A modern family bathroom serves the remaining bedrooms.



To the rear, the true scale of the plot becomes apparent. The garden is an outstanding feature of this home, predominantly laid to lawn, and bordered by mature trees and shrubs that provide excellent privacy, making this a peaceful outdoor retreat. A wooden shed offers further storage, and the garden's size and layout would appeal to gardening enthusiasts and families alike, with ample space for play areas, entertaining, or future extension (subject to the necessary consents).

This exceptional home offers a rare opportunity to acquire a period property on such a substantial plot in a highly regarded location. Early viewing is highly recommended to fully appreciate all that this unique home has to offer.

#### **Entrance Hallway**

7'4" x 4'4" max

External front entrance door with stained glass panels with stained glass window to the right hand side, picture rail, ceiling light fitting with ceiling rose, central heating radiator, carpet flooring, under stair storage, direct access to the downstairs WC and further access to the rest of the ground floor accommodation, stair access to the first floor.

#### **Lounge**

13'4" x 11'4"

UPVC double glazed bay window to the front elevation, ceiling light fitting with ceiling rose, two wall light fittings, picture rail, feature coal burning fireplace, two central heating radiators with radiator covers, carpet flooring, ample power points, double door access into the dining area.

#### **Dining Room**

11'2" x 10'10"

UPVC double glazed window to the front elevation, ceiling light fitting with ceiling rose, picture rail, central heating radiator, carpet flooring, serving hatch, ample power points.

#### **Kitchen**

16'2" x 9'4"

Bespoke Clive Christian fitted breakfast kitchen comprising high quality wooden wall and base units with work surface over, tiled splash back, inset stainless steel sink with double drainer and mixer tap, Miele oven and hob with extractor over, integrated Miele dishwasher, incorporated breakfast bar table, ample power points, UPVC double glazed window to the rear elevation, farmhouse style concrete tiled flooring, central heating radiator with radiator cover, wooden paneling, ceiling spotlights, ample power points, direct access to the utility room.



### Utility

7'8" x 6'5"

Wooden wall and base units with work surface over, inset sink with single drainer and mixer tap, integrated fridge freezer, Miele washing machine, UPVC double glazed window to the side elevation, external rear access door, phone point, alarm control panel, farmhouse style concrete flooring, central heating radiator, ceiling spotlights, power points.

### WC

Low level WC, hand wash basin with pillar taps and wall mounted mirror above, central heating radiator with radiator cover, ceiling spotlights, extractor fan, carpet flooring.

### Landing

9'0" x 7'5" max

UPVC double glazed window to the rear elevation, ceiling light fitting with ceiling rose, carpet flooring, wall light fitting, providing access to all first floor accommodation.

### Master Bedroom

13'5" x 11'5" max

UPVC double glazed window to the front elevation, ceiling light fitting with ceiling rose, two wall light fittings, two ceiling spotlights, fitted wardrobes, picture rail, carpet flooring, central heating radiator, ample power points.



### En Suite

Three piece suite comprising vanity unit with low level WC and inset hand wash basin with mixer tap, wall mounted mirror, walk in mixer shower with rainfall shower head, tiled walls throughout, extractor fan, ceiling light fitting, wood effect flooring.

### Bedroom Two

11'5" x 10'11"

UPVC double glazed window to the front elevation, ceiling light fitting with ceiling rose, central heating radiator, picture rail, fitted wardrobes, fitted desk unit, fitted bedside table units, carpet flooring, ceiling spotlights, ample power points.



### Bedroom Three

8'1" x 7'5"

UPVC double glazed window to the rear elevation, ceiling light fitting, picture rail, central heating radiator, carpet flooring, built in storage, ample power points.



### **Family Bathroom**

7'5" x 5'10"

Three piece suite comprising low level WC, hand wash basin with mixer tap and tiled splash back, fitted mirror above with downlighter, low level bath with mixer tap and tiled splash back, UPVC double glazed window to the side elevation, picture rail, wood effect flooring, extractor fan, ceiling spotlights.

### **Detached Garage**

Up and over garage door, power and light, two UPVC double glazed windows to the side elevation, access door to the side elevation, stairs to the rear of the garage leading to a boarded out loft space.

### **Externally**

To the front, the property boasts an impressive frontage with a gated entrance leading to ample off-road parking. An immaculately maintained lawn is framed by mature, well-trimmed hedging and features a charming period-style lamppost. Side access leads to the rear of the property and the detached double garage, which offers excellent potential for conversion, subject to the necessary planning permissions.

To the rear, the garden is particularly generous in size and predominantly laid to lawn, offering a wealth of possibilities surrounded by mature trees and established greenery, it provides a private and tranquil outdoor space ideal for family living or entertaining.

### **Tenure**

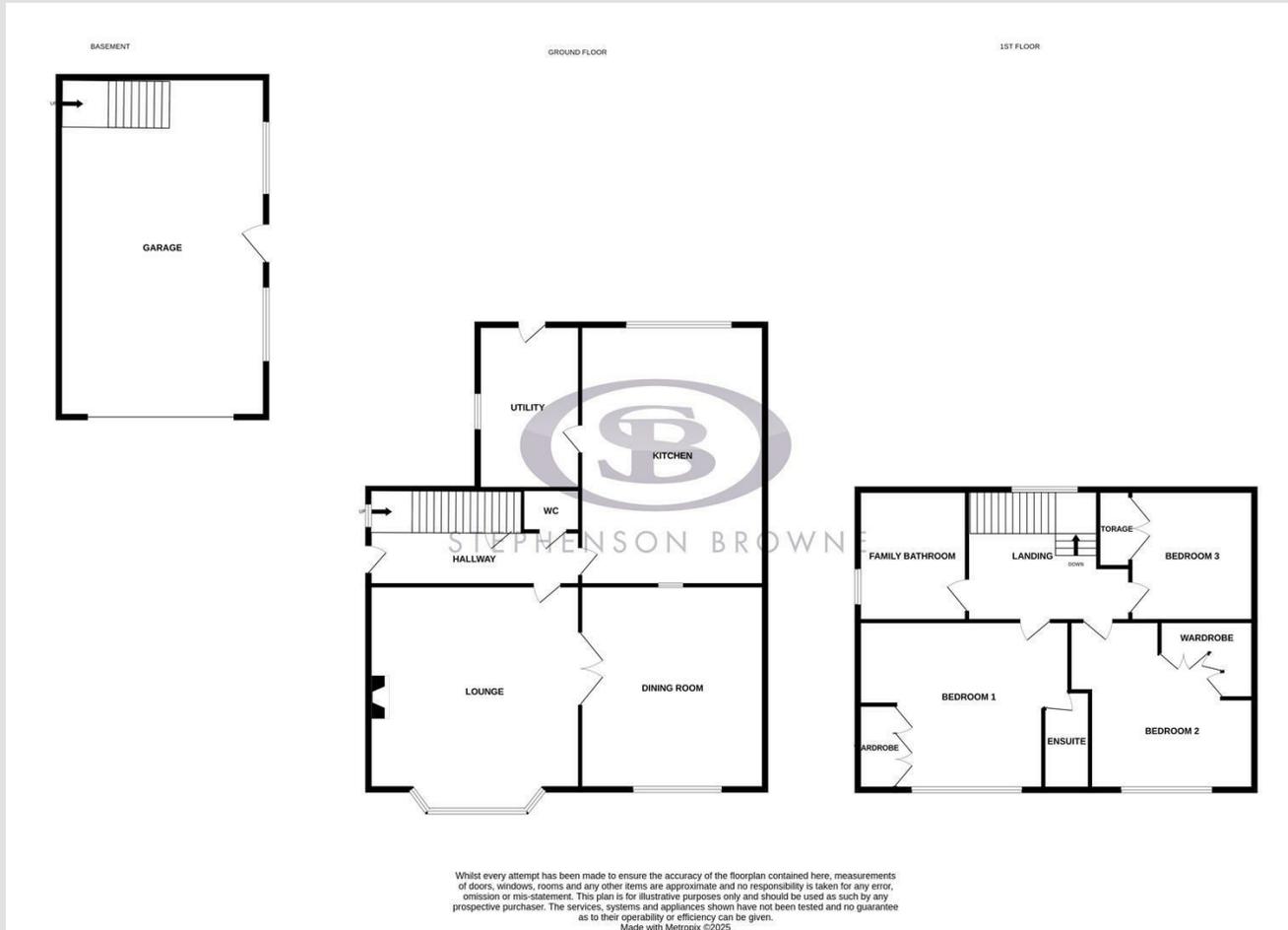
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Need to Sell?**

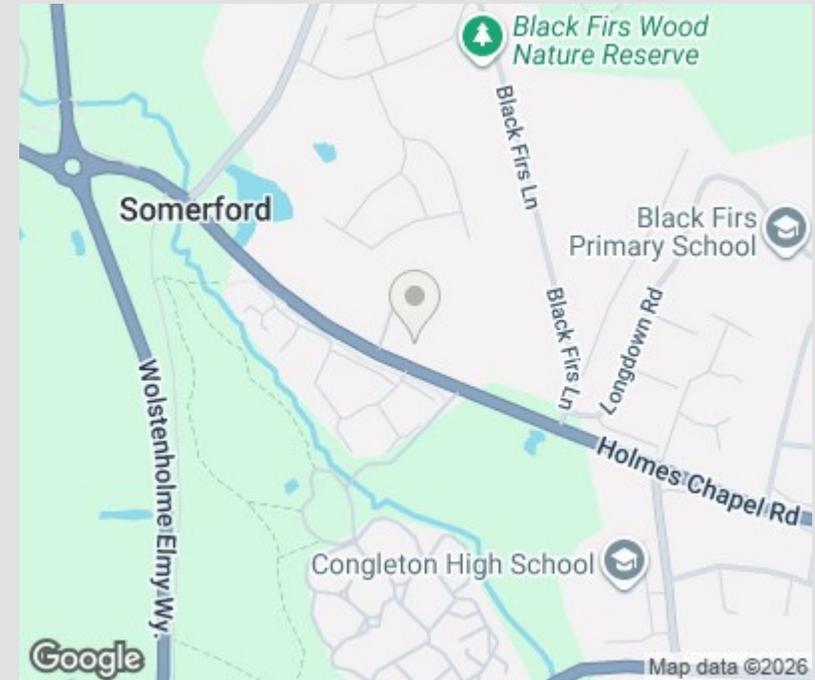
For a FREE valuation please call or e-mail and we will be happy to assist.



## Floor Plan



## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	68
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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