

**Guide Price £330,000**



**Stunning Three Bedroom Family Home**

**Spacious Lounge with Media Wall**

**Modern Family Bathroom**

**Stylish Open-Plan kitchen**

**Fabulous En-suite Shower Room**

**Private Parking & Garage**



## Introduction

A truly beautifully presented family home on the sought after Bessancourt Development. This stunning three-bedroom, two-bathroom home is perfectly positioned for village life, just a short flat walk from the heart of the village. Beautifully renovated by the current owners, the property combines thoughtful design with stylish finishes to create a superb family home. The tour starts with the composite front door which opens to a welcoming hallway, where the high standard of accommodation is immediately apparent. Luxury vinyl tiled flooring in a herringbone style flows seamlessly throughout the ground floor, setting the tone for the rest of the home. From here, there is access to both the lounge and kitchen, as well as a modern two-piece cloakroom/WC. The heart of any home is undoubtedly the kitchen, this will not disappoint, perfect for today's modern open plan living. The kitchen delivers an excellent range of "Shaker" style navy blue units, to offer storage in abundance. White Quartz worktops flow round to provide generous preparation space. A larder style pantry unit opens to reveal additional storage and integrated plug sockets for small appliances, keeping the space clutter free. The kitchen flows into a generous dining area, with plenty of space for freestanding furniture. Double doors lead through to the lounge, which is set to the front of the property, where a striking built in media wall with shelving and cupboards provides a smart focal point. The box bay window floods the space with natural light, creating a bright and welcoming room. The first floor landing leads to three well-proportioned bedrooms. The master bedroom, set to the rear aspect, benefits from triple width built in wardrobes and a stylish ensuite with a contemporary three-piece suite, including a large walk-in shower. The two further bedrooms, both to the front of the property, also feature built in wardrobes and are served by a modern three-piece family bathroom. Externally: The front has been designed to provide private off-road parking for two vehicles. Whilst the south-westerly facing rear garden is a delight. Beautifully designed, with a generous patio perfect for outdoor dining, leading to a tiered garden with well-stocked herbaceous shrubs and planting. A gate provides access to a pathway leading to the single garage, offering additional parking and storage.

EPC Rating – C

Council Tax Band – D – Cheshire East

Tenure - Freehold

### ACCOMMODATION

#### Hallway

The storm porch provides shelter and leads to an attractive composite front door, which opens into a welcoming hallway. Luxury herringbone design vinyl flooring flows throughout the ground floor, setting the tone for the home. Stairs rise to the first floor, while doors lead to both the kitchen and lounge and ground floor WC. Eye-catching panelled walls add a touch of style and character to this inviting space.

#### Cloakroom/WC

Delivering a smart ground floor cloakroom/WC, fitted with a modern white two-piece suite comprising a low-level WC and smart vanity unit with storage and rectangular handwash basin with chrome mixer tapware. Completed with attractive wooden flooring.

#### Open Plan Dining Kitchen

#### Kitchen Area 8' 9" x 15' 6" (2.66m x 4.72m)

The beautifully planned kitchen is fitted with a range of navy "Shaker" style navy blue units, providing excellent storage. Contrasting, stylish, white Quartz work surfaces flow around the space, incorporating the inset Belfast ceramic sink with swan-neck chrome mixer tap. A matching double larder unit opens to reveal a superb pantry area, complete with shelving, drawers, and two double sockets, perfect for housing small appliances while keeping the kitchen clutter free. The stylish finish continues with luxury vinyl herringbone patterned flooring. Appliances include a four-ring gas hob with chimney style extractor over, built in electric oven, and integrated dishwasher. The kitchen sits seamlessly to the dining area, creating an ideal space for entertaining and family living, completed with a part glazed door leading directly out to the rear garden.

#### Dining Area 7' 3" x 9' 4" (2.21m x 2.84m)

The spacious dining area sits open plan to the kitchen, with the continuation of the eye-catching flooring. Double doors open to the lounge, creating the perfect space for entertaining or family gatherings. Completed with a sleek contemporary vertical radiator.

#### Lounge 16' 3" x 11' 8" Max narrowing to 9.4 (4.95m x 3.55m)

A lovely room set to the front of the aspect and features a built in media style wall unit, offering space for a wall mounted TV, open shelving for displays and storage cupboards below. The box bay window floods the room with natural light, while the luxury herringbone-style vinyl flooring continues seamlessly throughout.

#### First Floor Landing

The first floor landing provides access to all bedrooms and the family bathroom, as well as a useful airing cupboard housing the Worcester Bosch gas central heating boiler. Completed with the continuation of the eye-catching part panelled walls.

#### Master Bedroom 10' 9" Minimum x 9' 3" (3.27m x 2.82m)

Located to the rear aspect, featuring a full wall of built-in mirror fronted sliding door wardrobes to deliver extensive hanging rail space and shelving. Completed with access to the stylish en-suite.

#### Master En-suite 7' 8" x 6' 0" (2.34m x 1.83m)

A most impressive en-suite. Fitted with a stylish three-piece suite. to comprise: Triple-width walk-in shower featuring two mains shower heads: one being a fixed drencher style, the second a traditional riser shower. A smart grey vanity unit is home to the hand wash basin with chrome mixer tapware and the hidden system WC. Completed with attractive marble effect tiling to the shower, contrasting grey tiled flooring and a contemporary grey vertical radiator. All delivering a smart, sleek finish

#### Bedroom Two 13' 0" x 9' 3" (3.96m x 2.82m)

A good sized second double bedroom located to the front aspect, featuring a built-in double wardrobe with ample hanging space and shelving.

#### Bedroom Three 13' 0" x 6' 0" (3.96m x 1.83m)

A generous third bedroom located to the front aspect, also featuring a built-in double wardrobe providing excellent storage.



## Family Bathroom

The generous family bathroom delivers a modern white three-piece suite, comprising: Panelled bath with chrome mixer tapware and handheld shower, along with a wall mounted electric shower with glass shower screen. A semi-pedestal wash basin with chrome taps and a low-level WC are complemented by neutral tiling and a stylish vertical chrome radiator.

## Externally

The front of the property has been designed to provide private off-road parking for two vehicles and direct access to the main entrance. The south-west facing rear garden is a true delight, featuring an extensive paved patio, the perfect spot to relax and enjoy the surroundings. Steps lead down past a tiered, beautifully planted herbaceous garden, with gated access at the bottom leading to a pathway that leads to the single garage, where additional parking is located.

## Garage

Part of a small block of garages to the side of the row, with up and over entry door.



## Location

**Holmes Chapel** is a sought-after Cheshire village with a charming centre offering a wide range of everyday amenities, including independent shops and well-known high street brands. Surrounded by beautiful countryside, it's perfect for keen walkers, with the picturesque Dane Valley right on the doorstep. The village is well served by two highly regarded primary schools and an outstanding secondary school, making it a popular choice for families. There is also a great selection of pubs and restaurants both in the village and nearby. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport, and Crewe, with connections to the mainline network. Excellent road links are close at hand, with Junction 18 of the M6 just a short drive away, giving easy access to the wider North West motorway network.

## Tenure

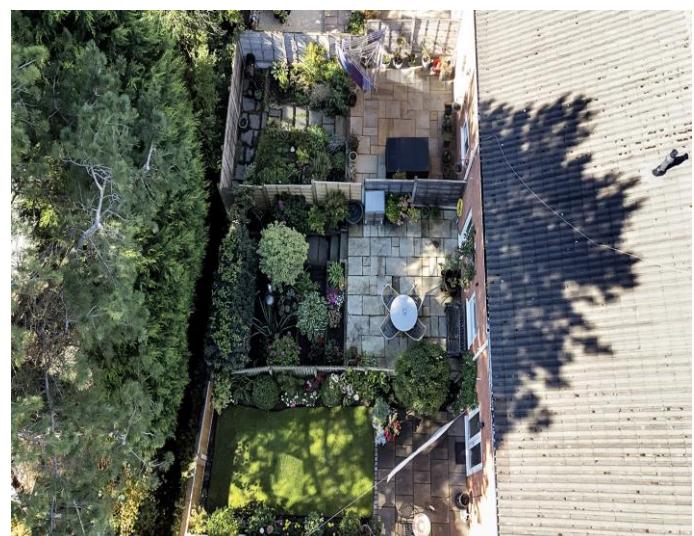
We have been informed the property is Freehold. Correct at the time of listing.  
We recommend you check these details with your Solicitor/Conveyancer

## Directions

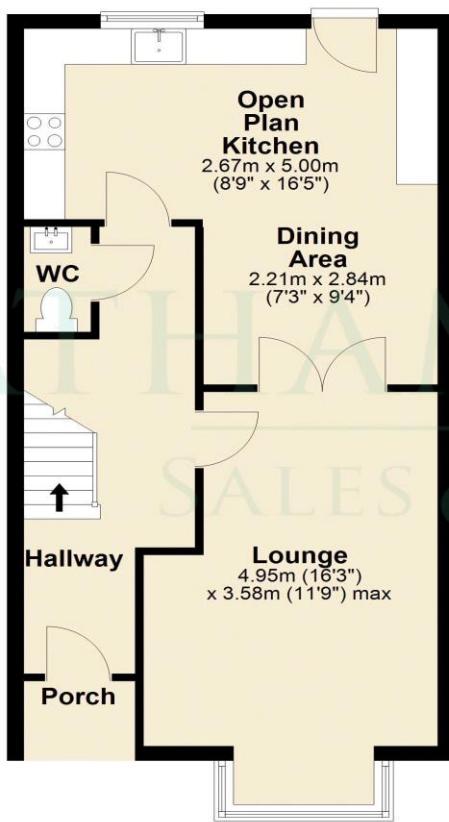
From our office 16 The Square, Holmes Chapel, CW4 7AB. Travel to the mini roundabouts on London Road A50).

Take the first exit left onto Middlewich Road. Travel along taking the first left onto Bessancourt, continue along Bessancourt, taking the left-hand turn towards the bottom. Where the property can be found on your right-hand side. Easily Identified by our Latham Estates For Sale Board. Post Code: CW4 7NB

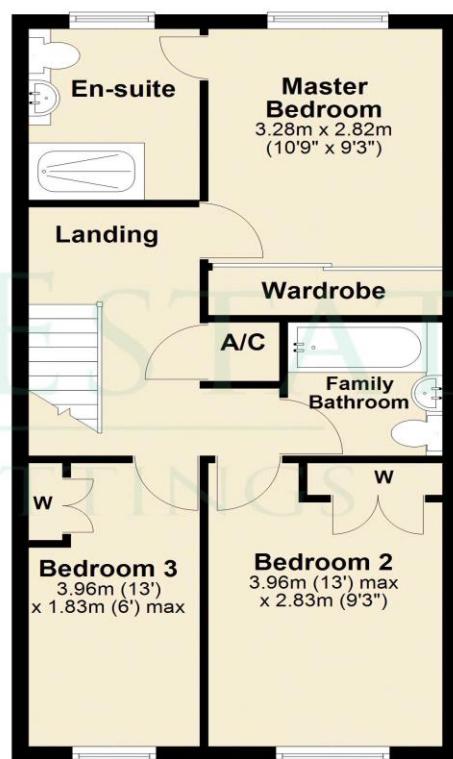
Viewing Strictly by Appointment



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.