



**GASCOIGNE
HALMAN**

23 CHESTNUT DRIVE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



23 CHESTNUT DRIVE, HOLMES CHAPEL

£575,000

Impressive four-bed detached home in exclusive cul-de-sac. Features an extended open plan kitchen diner, spacious living areas, double garage, ample parking, en-suite master, and generous private, south facing garden.

Situated in a cul-de-sac off Chestnut Drive, this impressive four-bedroom detached house offers modern family living within an exclusive setting of just three homes.

The property has been thoughtfully extended to create an expansive open plan kitchen diner, which serves as the heart of the home and provides an ideal space for entertaining or relaxing with family.

The kitchen is beautifully appointed and features contemporary fittings, with seamless access to the dining area and double doors opening to the garden, allowing plenty of natural light to flood the space. Adjacent to the kitchen diner, the dining room offers a versatile area for more formal gatherings, while the spacious living room provides a comfortable retreat for every-day living. Additional ground floor accommodation includes a practical utility room and a downstairs wc, catering to the demands of busy family life.

Upstairs, the property boasts four generous double bedrooms, three of which benefit from built-in wardrobes, ensuring ample storage for all residents. The master bedroom enjoys the luxury of an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.



The home is set on a generous plot, offering ample parking for multiple vehicles in addition to a double garage (ideal for secure storage or further parking requirements). While a south facing private rear garden offers the ideal retreat for alfresco dining with a large Indian Stone Paved Patio.

This exceptional property is perfectly positioned for families seeking a convenient location, with well-proportioned living spaces and high-quality finishes throughout.

Viewings are highly recommended to appreciate the space, flexibility, and quality this outstanding home has to offer.

DIRECTIONS

CW4 7QE- Chestnut Drive, Holmes Chapel

LOCATION

Holmes Chapel village is within a short flat walk and provides an array of individual shops including a delicatessen, butchers and bakers and a number of public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Jt 18 of the M6. The village has its own rail station on the commuter line between Manchester Piccadilly and Crewe with Intercity links to London Euston. Manchester International Airport is also close by. Excellent educational facilities cater for children of all ages in both the state and private sectors and the leisure centre provides for most sporting activities.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East band E

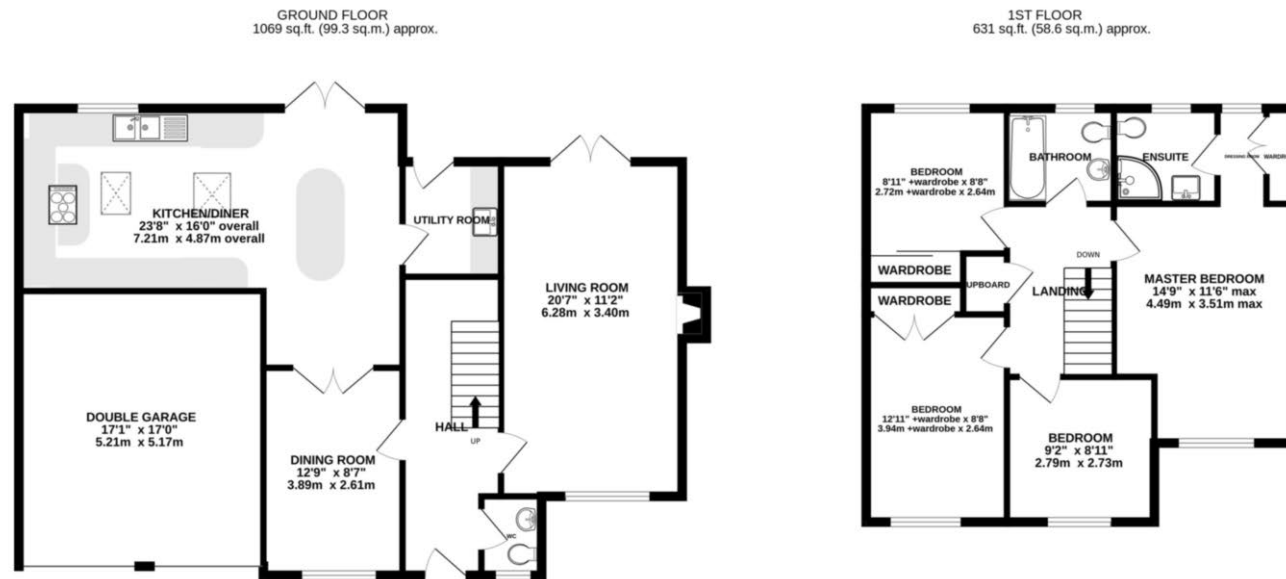
ENERGY PERFORMANCE RATING

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

VIEWING

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA : 1699 sq.ft. (157.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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