



**GASCOIGNE
HALMAN**

3 BRAEMAR CLOSE, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



3 BRAEMAR CLOSE, HOLMES CHAPEL

£575,000

Situated in a large corner plot at the head of a small quiet cul-de-sac, an extended four bedroom detached home with three reception rooms, including an impressive vaulted ceiling family room overlooking the garden.

Braemar Close is a small cul-de-sac off Portree Drive, which is an easy walk to the centre of Holmes Chapel via a footpath at the top of Portree Drive, along with being within walking distance to Holmes Chapel Comprehensive School.

This spacious property is situated in a large corner plot and has already had the advantage of a side extension to create a fabulous family room just off the kitchen.





The accommodation comprises of a living room with a box bay window to the front along with inset seating and storage, while French doors open to the conservatory which in turn overlooks the rear garden. A second reception room is currently used as a formal dining room while the kitchen is fitted with a range of modern units, island unit and opens to the family room with its vaulted ceiling, velux roof windows and log burning stove to the corner. The remainder of the extension has created a large utility room which is over 17 ft in length.

To the first floor there are four bedrooms, the master with built in wardrobes and an en-suite shower room, while the main bathroom is fitted with a three piece white suite.

Externally, as mentioned, being a corner plot the property boasts a large rear garden. To the front off road parking leads to the detached garage for which part of this has been boarded temporarily to create a home office/gym while the remainder is garden storage. Access down the side of the house leads to the rear garden which is mainly laid to lawn with a good selection of mature shrubs.

A freehold property in a sought after location

DIRECTIONS

CW4 7HG - Braemar Close, 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 council tax band E

ENERGY PERFORMANCE RATING

EPC rating D

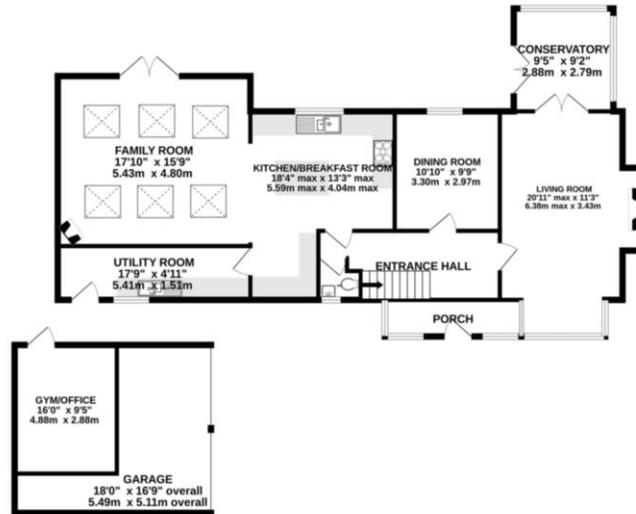
SERVICES (NOT TESTED)

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.

GROUND FLOOR
1407 sq.ft. (130.7 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 2022 sq.ft. (187.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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