



Modern Detached Family Home

Two Versatile Reception Rooms

Stylish En-Suite & Family Bathroom

Three Double Bedrooms

Smart Dining Kitchen With French Doors

South-Westerly Facing Enclosed Rear



Introduction

Occupying a pleasant position within the parish of Arclid. This attractive modern detached family home offers deceptively spacious and well-balanced accommodation, ideally suited to modern family living. The welcoming entrance hall creates an excellent first impression and leads to two versatile reception rooms, offering flexible space for both everyday living and home working. Located to the rear of the property, the well-appointed dining kitchen is perfectly designed for modern family life and entertaining. Fitted with a stylish range of high-gloss light grey wall and base units, complemented by contrasting work surfaces and a selection of integrated appliances, the space enjoys an abundance of natural light, with French doors opening onto the south-westerly facing rear garden. A useful ground floor WC completes the ground floor accommodation. To the first floor, the property boasts three generous double bedrooms, including a principal bedroom with a stylish three-piece en-suite shower room. The remaining bedrooms are served by a contemporary four-piece family bathroom, finished to a high standard. Externally, the property benefits from private off-road parking to the front, whilst to the rear enclosed, south-westerly facing garden, predominantly laid to lawn, providing a safe and private space for children, pets and outdoor entertaining. Combining generous accommodation, a practical layout and a convenient semi-rural setting with excellent access to nearby towns, amenities and commuter links, this is a home that will appeal to a wide range of purchasers. Offered for sale with no onward vendor chain, the property presents an excellent opportunity for purchasers seeking a straightforward transaction.

EPC Rating - C Council Tax Band - D - Cheshire East Tenure - Freehold

ACCOMMODATION

Hallway

The spacious, welcoming entrance hall creates an excellent first impression. Finished with attractive laminate flooring, which flows seamlessly into the family room and continues through to the dining kitchen, enhancing the sense of space and continuity throughout the ground floor. Stairs rise to the first-floor accommodation.

Lounge 11' 6" x 9' 10" (3.50m x 2.99m)

A delightful reception room enjoying a window to the front elevation, allowing for an abundance of natural light. A feature panelled wall provides an attractive focal point, creating a warm and inviting space in which to relax.

Dining Room / Family Room 12' 2" x 9' 5" (3.71m x 2.87m)

A versatile second reception room positioned to the front of the property, ideal as a formal dining room, family room or home office. The continuation of the laminate flooring from the entrance hall further complements the room's bright and contemporary feel.

Ground Floor WC

Fitted with a stylish two-piece suite comprising a low-level WC and a smart vanity unit incorporating an inset wash hand basin with chrome mixer tap. A window to the rear elevation provides natural light.

Dining Kitchen 12' 5" x 14' 10" (3.78m x 4.52m)

Positioned to the rear of the property, this impressive dining kitchen has been thoughtfully designed for modern family living. Fitted with a stylish range of high-gloss light grey wall, drawer and base units, complemented by contrasting work surfaces providing ample storage and generous preparation space. An inset matte black single drainer sink unit with matching mixer tap is positioned beneath a window overlooking the rear garden. The range of integrated appliances include a Whirlpool induction hob with a matte black extractor above, a Neue microwave oven, a Neue fan-assisted oven with grill, an integrated dishwasher and a larder-style fridge freezer. The continuation of the laminate flooring completes the room, whilst French doors open directly onto the rear patio and garden, creating an ideal space for both everyday living and entertaining.

First Floor Landing

A spacious landing providing access to all three bedrooms, the family bathroom and loft space.

Master Bedroom 12' 5" x 10' 5" (3.78m x 3.17m)

A generous double bedroom overlooking the rear garden, offering ample space for a range of freestanding bedroom furniture and wardrobes. A door leads through to the stylish en-suite shower room.

Master En-Suite

Beautifully appointed with a contemporary three-piece suite comprising a generous tiled shower enclosure with mains mixer dual-head shower, incorporating both a rainfall drencher head and separate riser shower. A modern vanity unit with two storage drawers incorporates an inset wash hand basin with chrome mixer tap, alongside a low-level WC. Finished with attractive tiled walls, contrasting tiled flooring and a chrome heated towel rail.

Bedroom Two 11' 6" x 10' 4" (3.50m x 3.15m)

A well-proportioned double bedroom enjoying a front aspect, offering ample space for bedroom furniture.

Bedroom Three 9' 0" x 14' 0" (2.74m x 4.26m)

Another generous double bedroom positioned to the front elevation, providing excellent versatility as a guest bedroom, children's room or home office.

Family Bathroom 6' 7" x 9' 4" (2.01m x 2.84m)

A beautifully appointed contemporary four-piece bathroom comprising a generous walk-in shower enclosure with mains mixer dual-head shower incorporating both rainfall and riser showers, an elegant oval bath with freestanding chrome mixer tap and handheld shower attachment, a low-level WC and a stylish vanity unit with inset wash hand basin and chrome mixer tap. The room is complemented by attractive tiled walls, matching tiled flooring, a chrome heated towel rail and vanity mirror.



Externally

To the front, the property is set behind an evergreen low level hedge, with an opening leading to a private driveway providing ample off-road parking. Gated side access leads to the enclosed south westerly rear garden, which enjoys a good-sized paved patio extending onto a central lawn, all enclosed by timber panel fencing. The garden offers a wonderful blank canvas for keen gardeners to landscape to their own taste, whilst equally providing an excellent low-maintenance outdoor space for families to enjoy.



Location

The property enjoys a pleasant semi-rural setting in the parish of Arclid, approximately 3.5 miles south of Holmes Chapel. Arclid is surrounded by some of Cheshire's picturesque countryside and farmland, the location offers an appealing balance of rural with everyday convenience. A wide range of amenities can be found within easy reach at the nearby centres of Holmes Chapel, Sandbach and Congleton, each offering an excellent selection of shops, supermarkets, cafés, restaurants, leisure facilities and well-regarded schools. For commuters, the property is particularly well placed, with Junction 17 of the M6 motorway approximately 1.5 miles away, providing excellent connectivity throughout the Northwest and beyond. Mainline railway stations at Holmes Chapel, Sandbach and Congleton also offer convenient rail links to Manchester, Crewe and beyond. The area is well served by highly regarded educational facilities (subject to availability and admissions criteria), including Smallwood C of E Primary School, Brereton C of E Primary School, Holmes Chapel Primary School and Holmes Chapel Comprehensive School & Sixth Form College, together with a range of primary and secondary schools in Sandbach.

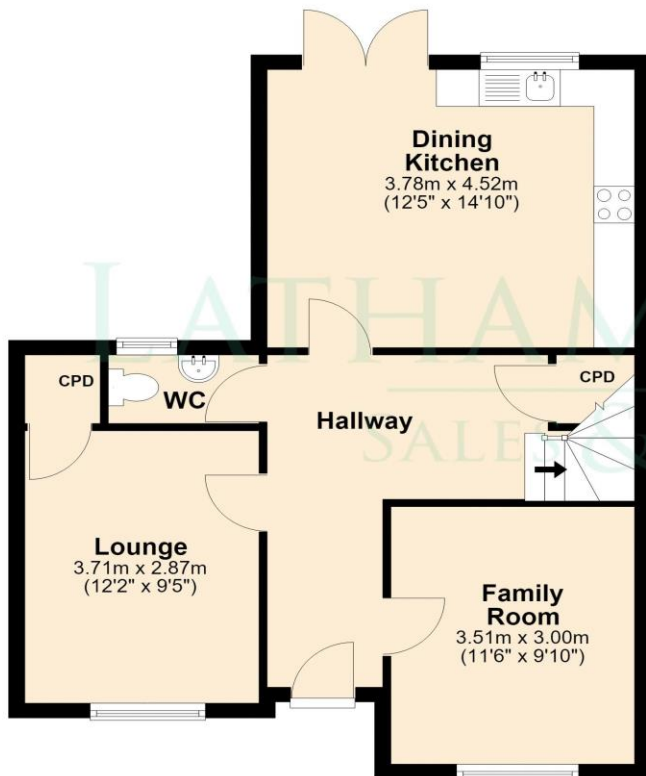


Directions

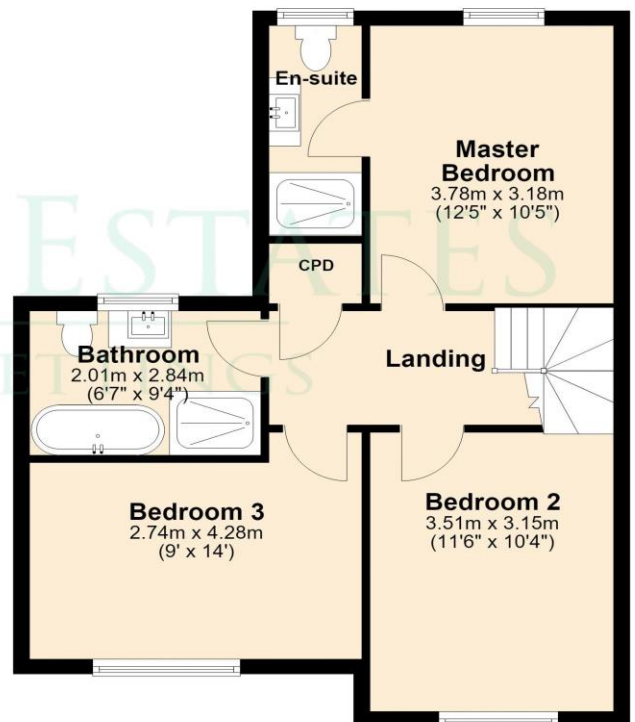
From our office 18 London Road, CW4 7AJ. Travel south through the village of Holmes Chapel, on London Road (A50) continue along the A50 in the direction of Sandbach, after approximately 3.5 miles turn left at the set of traffic lights at Arclid onto Spark Lane (A534). Take the first left onto Davenport Lane, where the property can be found on the right-hand side. Easily identified by our Latham Estates for Sale Board. Post code: CW11 2SP
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.