



**Extended Detached Family Home**

**L-Shaped Lounge With Versatile Snug Area**

**Separate Generous Utility Room**

**Four Well-Proportioned Bedrooms**

**Impressive L-Shaped Open-Plan Kitchen**

**Smart Three-Piece Family Bathroom**



## Introduction

### Stylish & Extended Four-Bedroom Detached Family Home

A most well-presented and extended four-bedroom detached family home, occupying a desirable position within this popular village cul-de-sac. Offering generous and versatile accommodation, the property combines versatile reception rooms with an impressive L-shaped open-plan dining kitchen, a particularly spacious utility room created from the former garage, four good-sized bedrooms and a stylishly appointed family bathroom. Externally, there is ample off-road parking and a private enclosed rear garden. Situated within easy walking distance of the village centre, this popular residential position is ideally placed for local amenities, whilst both the primary and high schools are also conveniently accessible. The combination of its generous proportions, thoughtful extension and excellent family-orientated location makes this an appealing home for those looking for both space and convenience. The property is entered via a welcoming entrance hallway, with doors leading through to the principal living accommodation and a useful ground floor WC. The impressive L-shaped lounge provides a superb amount of living space, offering plenty of flexibility for both everyday family life and entertaining. A charming snug/reading area provides a natural additional zone within the room, creating the perfect place to sit and relax away from the main living space. The well-planned reconfigured L-shaped open-plan kitchen, family and versatile dining area, created as part of an extension, features a smart range of navy-blue Shaker-style units, complemented by generous work surfaces and a Rangemaster five-ring cooker, creating a kitchen that is both highly practical and stylish. The open-plan layout provides excellent space for dining and family gatherings. A further highlight is the super-size utility room, which has been cleverly created from the former garage. This is a genuinely useful additional room, fitted with an attractive range of dark green units together with a Belfast sink, providing excellent storage, preparation and laundry space away from the main kitchen. To the first floor are four well-proportioned bedrooms, providing excellent flexibility for family living, guests or home working. The bedrooms are served by a particularly smart three-piece family bathroom. Externally, the property is approached via a private driveway, providing ample off-road parking and access to the former garage. A front garden, principally laid to lawn, provides an attractive approach to the property. To the rear is an enclosed and predominantly lawned garden, complemented by a paved patio area providing an excellent space for outdoor dining and entertaining. The garden enjoys a good degree of privacy and offers plenty of room for children to play and for enjoying the outdoors.

## ACCOMMODATION

### Entrance Hallway

A welcoming entrance hallway providing access to the principal ground floor accommodation, with laminate flooring and doors leading to the lounge and WC, completed with stairs ascending to the first floor.

### Ground Floor WC

A useful ground floor cloakroom fitted with a matching white two-piece suite with low-level WC and corner hand wash basin, completed with laminate flooring.

### Open Plan Lounge Dining & Snug

**Snug Area** 9' 11" x 7' 10" (3.02m x 2.39m)

A cosy and versatile snug area, cleverly positioned alongside the main lounge to provide a more relaxed space for reading, quiet evenings or informal family use.

**Lounge and Dining Area** 19' 0" x 9' 9" Reducing to 9' 1" (5.79m x 2.97m)

A open-plan lounge positioned to the front of the property, offering an excellent principal living space with plenty of room for comfortable seating and entertaining. The room flows naturally into the adjoining dining and snug areas. The dining area is a well-defined forming part of the open-plan ground floor layout, providing an excellent space for family meals and entertaining whilst remaining connected to the adjoining living areas. Completed with eye-catching wood flooring flowing throughout.

### Open Plan L Shaped Kitchen Family Area

**Kitchen Area** 8' 7" x 16' 2" (2.61m x 4.92m)

A superb open-plan kitchen, fitted with a smart range of navy-blue Shaker-style units providing excellent storage. Complementing by generous work surfaces giving plentiful preparation space, two breakfast bar areas give a more informal dining space. There is a Rangemaster five-ring gas hob cooker with two ovens, with feature tiled splash back leading to the double chrome extractor over. The kitchen opens directly into the dining and family areas, creating a fantastic social space.

**Family Area** 17' 4" x 9' 10" (5.28m x 2.99m)

An excellent additional living area, forming part of the extended open-plan kitchen and dining space. With views and access to the rear garden, this versatile area is ideal for everyday family life and provides a natural connection between the house and garden.

**Utility Room** 10' 9" x 7' 10" (3.27m x 2.39m)

A particularly good sized utility room, created from the former garage and providing an excellent amount of practical space. Fitted with a range of dark green units and a Belfast sink, there is ample room for laundry facilities, storage and everyday household requirements.

### First Floor Landing

The first floor landing provides access to all four bedrooms, the family bathroom and useful built-in shelved storage cupboard. Completed with loft hatch with pull down ladder.

**Master Bedroom** 9' 1" x 13' 7" (2.77m x 4.14m)

A well-proportioned master bedroom offering an excellent principal bedroom space, with ample room for a range of bedroom furniture. Completed with a built-in double wardrobe.

**Bedroom Two** 11' 8" x 8' 4" (3.55m x 2.54m)

A good-sized second bedroom, providing a comfortable and versatile space suitable for family members, guests or home working. Completed with a useful over stairs storage cupboard.

**Bedroom Three** 8' 5" x 9' 4" (2.56m x 2.84m)

A well-proportioned double third bedroom located to the rear aspect.

**Bedroom Four** 8' 5" x 8' 4" (2.56m x 2.54m)

A further well-presented bedroom, ideal as a child's room, guest bedroom or useful home office.



### Family Bathroom

A particularly smart three-piece family bathroom comprising a pedestal wash hand basin, low-level WC and panelled bath. The bath is complemented by smart easy-clean wall panelling and a dual-head shower incorporating both a fixed drencher and traditional riser shower, finished with a stylish detailed matte-black shower screen, window to rear and attractive flooring.

### Externally

To the front, the property is approached via a private driveway, providing ample off-road parking and leading to the main entrance. The front garden is principally laid to lawn, with a gated side access leading through to the rear garden. The driveway also provides access to the remaining section of the integral garage, currently utilised as a useful store and complete with an up-and-over door. The rear garden enjoys a high degree of privacy and is principally laid to lawn, with two paved patio areas providing excellent spaces for outdoor seating, entertaining and al fresco dining. A lovely private garden offering plenty of room for both relaxation and family enjoyment.



### Location

Holmes Chapel is a sought-after village in the heart of Cheshire, known for its welcoming atmosphere and attractive centre. The village offers a comprehensive range of day-to-day amenities, with a mix of independent shops and well-known high street names. Surrounded by beautiful Cheshire countryside, Holmes Chapel is a haven for walkers, with the scenic Dane Valley right on the doorstep. Families are well-catered for with two highly regarded primary schools and a reputable secondary school within the village. A variety of pubs and restaurants, both in the village and nearby, provide plenty of options for dining and socialising. Holmes Chapel is also well-connected for commuters. The local railway station offers regular services to Manchester, Manchester Airport, and Crewe, linking to the mainline network. Junction 18 of the M6 is just a short drive away, giving easy access to the Northwest 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  
Awaiting EPC  
Council Tax Band - E - Cheshire East  
Tenure - Freehold

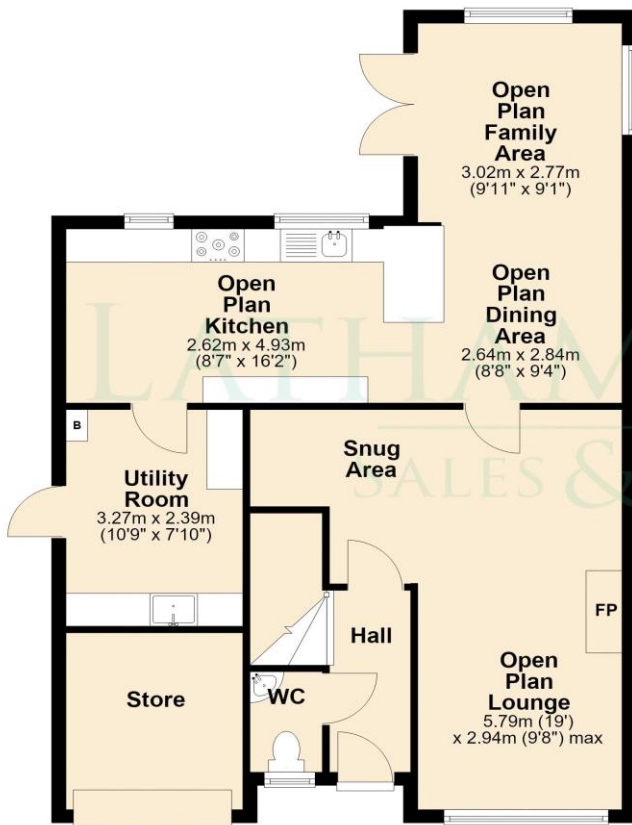


## Directions

From our office 18 London Road, Holmes Chapel, Cheshire. CW4 7AJ. Travel south on London Road (A50) to the main traffic lights turning right onto Chester Road, take the third left onto St. Andrews Drive, then turn right onto Balmoral Drive, continue along taking the third turning on the right. Where the property can be found on the right-hand side. Post Code: CW4 7JG 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.