



**Extended Detached Family Home**

**Two Extended Receptions Rooms**

**Two Bath/Shower Rooms (One En-Suite)**

**Enviably Corner Plot Close to Village**

**Four Good Size Bedrooms**

**Double Driveway & Garage**



## Introduction

A deceptively spacious, extended four-bedroom detached family home, occupying a generous corner plot and perfectly positioned for village life offering exciting potential to further extend (subject to planning) and create a forever home tailored to your own taste. Set within easy reach of local amenities, schools and everyday conveniences, this substantial home delivers the space, layout and garden that modern families aspire to, now ready for a new owner to add their own style and finish. Step inside and you're welcomed by a bright, airy hallway that immediately sets the tone for the space on offer. The extended lounge is a superb family hub, flooded with natural light from the attractive walk-in box bay window, an inviting room for cosy evenings or relaxed weekend gatherings. The dining room, also extended, offers excellent proportions and flexibility, ideal for family meals, celebrations, or even a children's playroom if required. The kitchen sits centrally to the rear elevation, connecting naturally to the separate utility room, while the garden room provides a lovely outlook over the rear, from here there is access to both the utility and the attached double garage, enhancing everyday practicality. To the first floor, the extended principal bedroom enjoys a dual aspect, creating a light and airy retreat, complete with a three-piece en-suite shower room. Three further well-proportioned bedrooms provide excellent accommodation for family members, guests or home working, all served by a family bathroom. Outside is where this home truly shines. Occupying an enviable corner plot, the front gardens are mainly laid to lawn with thoughtfully planted, established borders adding colour and maturity. A block-paved double driveway offers ample private parking and leads to the attached double garage and main entrance. The rear garden is a particular highlight, a generous shaped patio provides the perfect setting for summer entertaining, barbecues and long evenings outdoors, while the expansive lawn offers wonderful space for children to play or for keen gardeners to create something special. While the property would benefit from some updating, it presents a rare opportunity to acquire a substantial family home in a sought-after village setting.

This property is offered with no onward chain, allowing for a smooth and straightforward purchase.

Awaiting -EPC Council Tax Band - E - Cheshire East Tenure - Freehold

## ACCOMMODATION

### Entrance Vestibule

The entrance vestibule leads through to the main hall entrance, featuring a sliding patio door with inset leaded detail and matching side windows, allowing for plenty of natural light while maintaining privacy.

### Hallway

A spacious and welcoming hallway providing access to the lounge, kitchen and ground floor WC. Completed with a open spindle balustrade staircase ascending to the first floor, creating a light and airy first impression.

### WC/Cloakroom

Fitted with a matching two-piece suite comprising a low-level WC and a vanity unit, which is home to the hand wash basin with chrome mixer tapware and tiled splashback. The room is completed with a vanity mirror.

### Lounge 11' 4" x 16' 11" MIN without Bay Window (3.45m x 5.15m)

A spacious principal reception room positioned to the front aspect, having been extended to incorporate a sizeable box bay window that allows natural light to flood the room. A central feature fireplace with coal-effect electric fire creates an attractive focal point. Sliding doors open seamlessly through to the dining room, enhancing the sense of space and versatility. The generous proportions provide ample room for a variety of furniture arrangements, making it ideal for both relaxing and entertaining.

### Dining Room 17' 6" x 9' 4" (5.33m x 2.84m)

Situated to the rear aspect, the dining room has been thoughtfully extended to provide generous space for formal dining, with additional room for a family or seating area if desired. Patio doors open directly onto the rear garden, with a further window overlooking the garden, allowing natural light to fill the room and creating a bright and airy atmosphere.

### Kitchen 8' 6" x 10' 10" (2.59m x 3.30m)

The kitchen is fitted with a range of cream "shaker" style wall, drawer and base units, complemented by coordinating splashback tiling. A contrasting work surface extends around the room and incorporates a single drainer sink unit with chrome mixer tapware, positioned beneath a window overlooking the rear garden. Appliances include a freestanding cooker, an integrated under counter fridge and an integrated dishwasher. Internal access leads through to the utility room, with a further door returning to the main hallway, creating a practical and well-connected layout ideal for everyday family living.

### Utility 8' 6" x 4' 6" (2.59m x 1.37m)

Fitted with matching base and wall units, with contrasting work surface positioned beneath a window overlooking the rear garden. Space is available for a washing machine. Completed with the wall-mounted Vaillant gas central heating boiler and access through to the garden room.

### Garden Room 9' 3" x 9' 2" (2.82m x 2.79m)

A bright and versatile addition, featuring full-length windows to two sides along with patio doors opening onto the rear garden patio area, allowing natural light to pour in and creating an excellent indoor, outdoor connection. The room is finished with tiled flooring, a wall-mounted heater and benefits from a door providing internal access to the garage.

### First Floor Landing

The first floor landing provides access to all bedrooms and the main family bathroom. A loft hatch and a side aspect window add natural light, while a shelved airing cupboard housing the hot water cylinder offers practical storage.

### Master Bedroom 11' 7" Minimum x 9' 4" (3.53m x 2.84m)

A generously sized principal bedroom, forming part of an extension and enjoying a dual aspect with windows to the side and rear elevations, flooding the room with natural light. The bedroom also provides direct access to a three-piece ensuite shower room, combining comfort and convenience.

### Master En-Suite

Fitted with a matching three-piece suite, comprising a corner quadrant style shower unit with electric shower, a low level WC and a smart vanity unit housing the hand wash basin with chrome mixer tapware. The room is completed with a wall mounted heated towel rail and a side-aspect window, providing both functionality and natural light.

### Bedroom Two 9' 5" Min to Front of Wardrobe x 12' 5" (2.87m x 3.78m)

A generous double bedroom positioned to the front aspect, featuring a bank of fitted wardrobes along one wall, providing storage while maintaining the room's spacious proportions.

### Bedroom Three 8' 8" x 9' 10" (2.64m x 2.99m)

A generously proportioned third bedroom situated to the front aspect, featuring a practical over stairs built-in wardrobe that maximises storage while maintaining the room's spacious feel.



### Bedroom Four 8' 5" x 8' 3" (2.56m x 2.51m)

A good sized bedroom positioned to the rear aspect, currently utilised as a home office/hobby room, offering flexible space to suit a variety of needs.

### Family Bathroom

The family bathroom is fitted with a matching three piece suite, comprising: Panelled bath with an electric wall-mounted shower over, vanity unit with inset hand wash basin and chrome mixer tapware and a low level WC. A box bay style window allows natural light to fill the room, creating a bright and airy space.

### Externally

A must see to fully appreciate the generous outdoor space this property offers. Occupying a desirable corner plot, the front garden features a block-paved driveway with ample off-road parking leading to the attached garage, while the remainder of the space is laid to lawn with thoughtfully planted flower borders, creating a welcoming first impression. The rear garden is designed with family life and entertaining in mind. An extensive paved patio extends from the home, perfect for outdoor dining and summer gatherings, leading to a central lawn ideal for children to play. Surrounding the lawn are established, colourful flower beds with a variety of herbaceous shrubs and trees, complemented by a greenhouse area for gardening enthusiasts. This outdoor space perfectly combines relaxation, play and practicality for the modern family.

### Double Garage 17' 3" x 15' 1" (5.25m x 4.59m)

The generous double garage features an electric up-and-over entry door for convenience. A window connecting to the garden room, which allows natural light to fill the space. Completed with lighting and power points, providing practical functionality for parking and storage.



### 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 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 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. Where the property can be found on the right hand side Post Code: CW4 7HY 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.

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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.