



Three Bedroom Detached Family Home

Stylish Open Plan Dining Kitchen

Master Bedroom With En-Suite

Popular Brooklands Development

Three Well Proportioned Bedrooms

Integral Garage & Private Driveway



Introduction

A lovely three-bedroom detached family home, it is ideally situated on the edge of Holmes Chapel, within easy reach of the village centre and main line railway station. The property has been thoughtfully maintained and is now presented with neutral décor, complemented by subtle touches of colour and texture. Positioned within the ever-popular Brooklands development, this attractive property offers well-planned accommodation across two floors, with a stylish and contemporary feel throughout. Built by Bellway Homes to the "Lansdown" design. An attractive open-canopied storm porch provides a welcoming approach to the main entrance, leading into the hallway. From here, a door leads into the bright and airy lounge, positioned to the front of the property. The impressive dining kitchen, a particular feature of the home, occupies the rear of the ground floor, with a stylish range of high-gloss units, extensive work surfaces and a comprehensive selection of integrated appliances. The generous dining area enjoys French doors opening directly onto the rear garden. Completing the ground floor is a useful good size utility room and a separate cloakroom/WC. To the first floor, the landing provides access to three generous double bedrooms, all benefiting from stylish built-in wardrobes. The principal bedroom enjoys a front-facing aspect and a particularly attractive walk-through dressing area, incorporating elegant triple wardrobes and leading through to a smart three-piece en-suite shower room. The two further double bedrooms each feature useful built-in triple wardrobes, while the accommodation is completed by a well-appointed three-piece family bathroom. Externally, a private driveway provides ample off-road parking and leads to the integral garage, with the front garden mainly laid to lawn. The enclosed rear garden has been partially landscaped and now combines a generous lawn with beautifully stocked, established borders, bringing a lovely range of colour and interest to the garden. An extensive paved patio provides an excellent area for outdoor seating and summer "alfresco" dining, with raised brick-built borders adding further character and definition.

ACCOMMODATION

Storm Porch

Attractive open-canopied storm porch with tiled pitched roof, half-brick wall and timber pillar, leading to the composite front entrance door.

Hallway

Welcoming entrance hallway with wood-effect laminate flooring, staircase rising to the first floor and access to the lounge.

Lounge 15' 0" x 9' 1" Max (4.57m x 2.77m)

Bright and comfortable front-facing reception room with the continuation of the smart wood-effect laminate flooring, part glazed double doors open through to the dining area. A perfect space of which to relax.

Open Plan Dining Kitchen 8' 5" x 21' 0" (2.56m x 6.40m)

A superb sociable space, combining a generous dining area with a stylish, well-planned kitchen, ideal for both everyday family life and entertaining. The dining area provides ample room for freestanding furniture, with double French doors opening onto the rear patio. The kitchen is fitted with an extensive range of matching high-gloss wall, drawer and base units, complemented by contrasting butcher's block-style work surfaces. An inset one-and-a-half bowl single drainer sink with mixer tap sits beneath the window overlooking the garden. Integrated appliances include a Zanussi four-ring gas hob with chimney-style extractor, high-level AEG double oven and grill, larder-style fridge freezer and Zanussi dishwasher.

Utility Room 5' 1" x 7' 4" (1.55m x 2.23m)

A spacious utility room with matching high-gloss storage and work surface, space for washing machine and tumble dryer, and access to the integral garage and cloakroom.

WC/Cloakroom

Fitted with a low-level WC and pedestal wash hand basin, with chrome heated towel rail.

First Floor Landing

Providing access to all three bedrooms and the family bathroom, with useful double-door storage cupboard. Pull-down ladder provides access to the loft, which has lighting and partial boarding.

Master Bedroom 10' 4" x 8' 0" Minimum - Plus Recess and Bay Window (3.15m x 2.44m)

A generous principal bedroom enjoying a front-facing position and attractive box-bay window, flooding the room with natural light. A useful recess provides an ideal space for a dressing table, with access through to the walk-through dressing area.

Walk Through Dressing Area

Fitted with an excellent range of triple wardrobes, providing generous hanging and storage space, with access through to the en-suite.

Master En-Suite

Well-appointed three-piece suite comprising a corner walk-in shower with mains mixer shower, low-level WC and pedestal wash hand basin with chrome mixer tap. Contemporary tiling features to the shower area and a feature wall, complemented by inset ceiling spotlights, smart flooring and a chrome heated towel rail.

Bedroom Two 9' 8" x 9' 1" (2.94m x 2.77m)

Further front-facing double bedroom with a range of fitted triple wardrobes and useful over-stairs storage cupboard.

Bedroom Three 9' 8" x 8' 8" Both Max (2.94m x 2.64m)

Generous rear-facing double bedroom with floor-to-ceiling triple built-in wardrobes.



Family Bathroom

A smart three-piece family bathroom comprising panelled bath with mains mixer shower and glass screen, low-level WC and pedestal wash hand basin. Contemporary tiling and chrome heated towel rail.

Externally

Double-width driveway provides ample off-road parking and access to the integral garage. The front garden is mainly laid to lawn with gated side access. The enclosed rear garden features a generous lawn, attractive well-stocked borders and extensive paved patio.

Garage 17' 1" x 7' 11" (5.20m x 2.41m)

Integral garage with up-and-over entrance door, power and lighting.



Location

Holmes Chapel is a highly sought-after Cheshire village, renowned for its attractive centre and excellent range of everyday amenities. The village offers a superb mix of independent shops, cafés and well-known high street retailers, catering for all day-to-day shopping needs. Surrounded by beautiful Cheshire countryside, Holmes Chapel is ideal for those who enjoy the outdoors, with the picturesque Dane Valley and an abundance of scenic walking routes right on the doorstep. The village is particularly popular with families, benefiting from two highly regarded primary schools and secondary school, together with a variety of pubs, restaurants and cafés both within the village and the surrounding area. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport and Crewe, where there are onward connections to the national rail network. The nearby M6 motorway, accessed via Junction 18, offers convenient links to the wider Northwest motorway network, making Holmes Chapel an excellent location for both work and leisure.

Tenure

We have been informed the property is ????
Correct at the time of listing and subject to change.
We recommend you check these details with your
Solicitor/Conveyancer.
Awaiting EPC
Council Tax - D - Cheshire East
Tenure ?????????

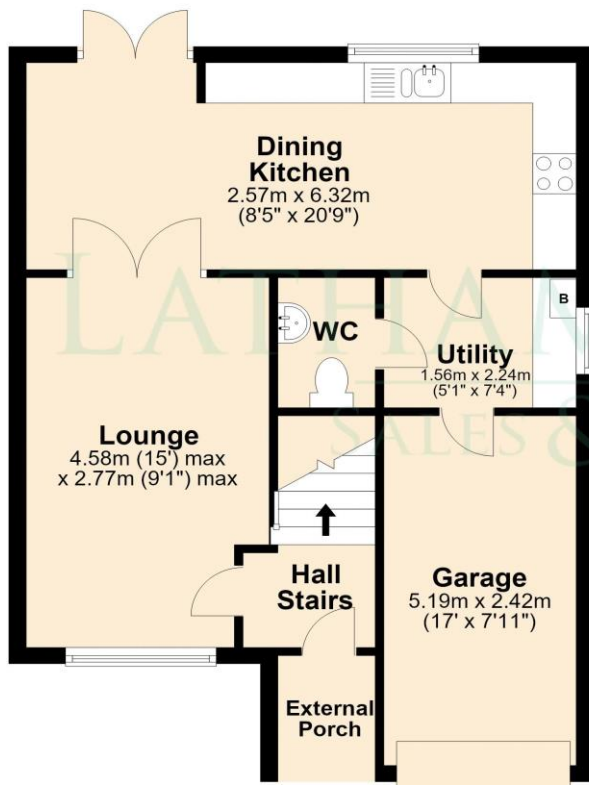


Directions

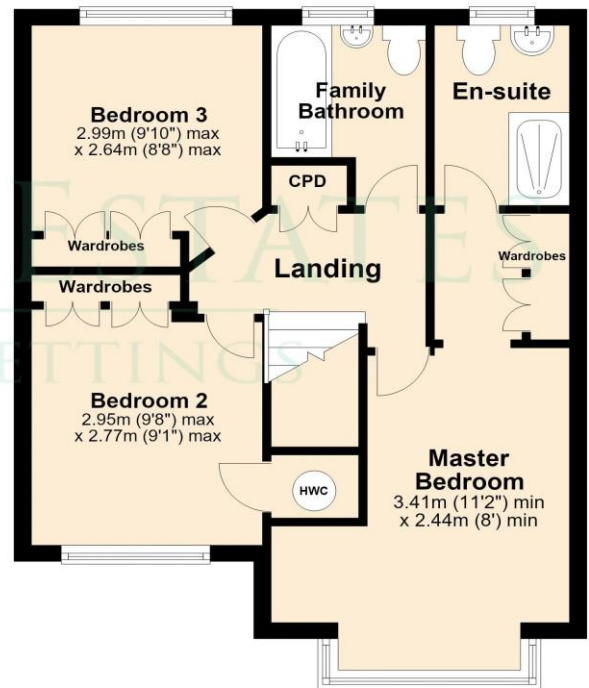
From our office 18 London Road, Holmes Chapel, CW4 7AJ, travel south on London Road (A50) to the main traffic lights. Turn left onto Station Road, continue along past Holmes Chapel railway station. At the roundabout take the second exit. Take the next right onto Severn Way, then first left onto Dee Avenue, take the next right hand turn. Ribble close is the third cul-de-sac on the right hand side, where the property can be found on the right hand side, easily identified by our Latham Estates For Sale Board. Viewing strictly by appointment Post Code: CW4 8FR
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.