



Deceptively Spacious Detached Home
Open Plan Lounge And Dining Room
Driveway And Attached Garage

Three Well-Proportioned Bedrooms
Reconfigured Four-Piece Bathroom
Enclosed Rear Garden



Introduction

Offered for sale with no onward vendor chain, this deceptively spacious three-bedroom detached family home occupies a pleasant position within a small and highly sought-after residential development, just a short walk from Holmes Chapel village centre and its excellent range of amenities, schools and railway station. The well-planned accommodation begins with an entrance vestibule providing access to a convenient ground floor cloakroom/WC before leading into the main entrance hallway. Positioned to the front of the property, the generous lounge is flooded with natural light and flows seamlessly into the dining room, creating an excellent space for both everyday family living and entertaining. Overlooking the rear garden, the dining room enjoys a pleasant outlook. The kitchen, appointed with a range of light beech-effect wall, drawer and base units. The kitchen also provides internal access to the generously proportioned garage. To the first floor are three well-proportioned bedrooms, all served by a reconfigured four-piece family bathroom, providing comfortable accommodation for families, professional couples or those looking to downsize without compromising on space. Externally, the property enjoys a lawned front garden alongside a driveway providing ample off-road parking and leading to the attached garage. To the rear, the enclosed garden has been thoughtfully arranged with a generous paved patio, ideal for outdoor dining, beyond which lies a central lawn surrounded by mature, well-stocked flower beds, creating an attractive and private outdoor space to enjoy throughout the year. Combining generous accommodation, a highly desirable location and the added benefit of no onward chain, this is a wonderful opportunity to acquire a home within easy walking distance of everything Holmes Chapel village has to offer.

EPC Rating – D

Council Tax Band – D – Cheshire East

Tenure - Freehold

ACCOMMODATION

Entrance Vestibule

A welcoming entrance vestibule featuring a tiled floor, with doors leading to the cloakroom/WC, a useful doublecoat cupboard and the main entrance hallway.

Ground Floor WC

Fitted with a modern two-piece suite comprising a vanity unit housing a concealed cistern low-level WC and a matching vanity unit incorporating the wash hand basin with chrome mixer tap. Complementary tiled walls and continuation of the tiled flooring.

Main Hallway

A spacious hallway with a turn flight staircase ascending to the first floor, complemented by an open spindle balustrade. Doors provide access to both the lounge and kitchen.

Lounge Area 13' 6" x 15' 2" (4.11m x 4.62m)

A generously proportioned reception room enjoying a front-facing aspect, with a large window allowing an abundance of natural light. A feature fireplace with matching surround, inset and hearth houses a coal-effect electric fire, creating an attractive focal point. The room offers ample space for freestanding furniture and flows seamlessly into the dining room.

Dining Area 7' 4" x 7' 10" (2.23m x 2.39m)

Open plan from the lounge, the dining room enjoys a pleasant outlook over the rear garden and offers excellent space for a family dining table.

Kitchen 7' 10" Max x 12' 9" (2.39m x 3.88m)

Fitted with a range of light beech-effect wall, drawer and base units providing ample storage, complemented by contrasting work surfaces offering generous preparation space. An inset circular single drainer sink unit with chrome mixer tap is positioned beneath the rear-facing window overlooking the garden. There is space for a range of freestanding appliances and white goods, whilst complementary splashback tiling completes the room. A door provides internal access to the garage.

First Floor Landing

A bright landing with a side aspect window, loft access and doors leading to all bedrooms and the family bathroom.

Master Bedroom 11' 10" x 12' 3" Max into recess (3.60m x 3.73m)

A spacious double bedroom positioned to the front of the property, offering ample room for a range of freestanding bedroom furniture.

Bedroom Two 8' 10" x 11' 9" (2.69m x 3.58m)

A further generous double bedroom overlooking the rear garden, complete with a fitted corner desk and storage unit.

Bedroom Three 8' 4" x 8' 6" BOTH Maximum (2.54m x 2.59m)

A well-proportioned single bedroom enjoying a front-facing aspect and benefitting from an overstairs fitted wardrobe together with a built-in desk area.

Family Bathroom

Thoughtfully reconfigured to provide a four-piece suite comprising a panelled bath with chrome mixer tap, corner quadrant shower enclosure with mains-fed shower, vanity unit incorporating the concealed cistern WC and wash hand basin with swan-neck chrome mixer tap and useful storage beneath. Complemented by part-tiled walls and windows to both the side and rear elevations.



Externally

Front

The property is approached over a private driveway providing ample off-road parking and leading to the attached garage and main entrance. The front garden is principally laid to lawn, creating an attractive frontage.

Garage 19' 4" x 11' 5" Reducing to 7'11" (5.89m x 3.48m)

Fitted with an electric roller entrance door, together with a rear-facing window and courtesy door providing direct access to the garden. A useful cupboard houses the "Ideal" gas central heating boiler.

Rear Garden

The enclosed rear garden features a generous paved patio, perfect for outdoor seating and entertaining, leading onto a central lawn ideal for growing families. Surrounding the lawn are established flower beds planted with a variety of herbaceous plants, shrubs and mature trees, creating a colourful and attractive garden for those with a passion for gardening.



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 North West motorway network, making Holmes Chapel an excellent location for both work and leisure.

Tenure

We have been informed the property is Freehold Correct at the time of listing and subject to change. We recommend you check these details with your Solicitor/Conveyancer.

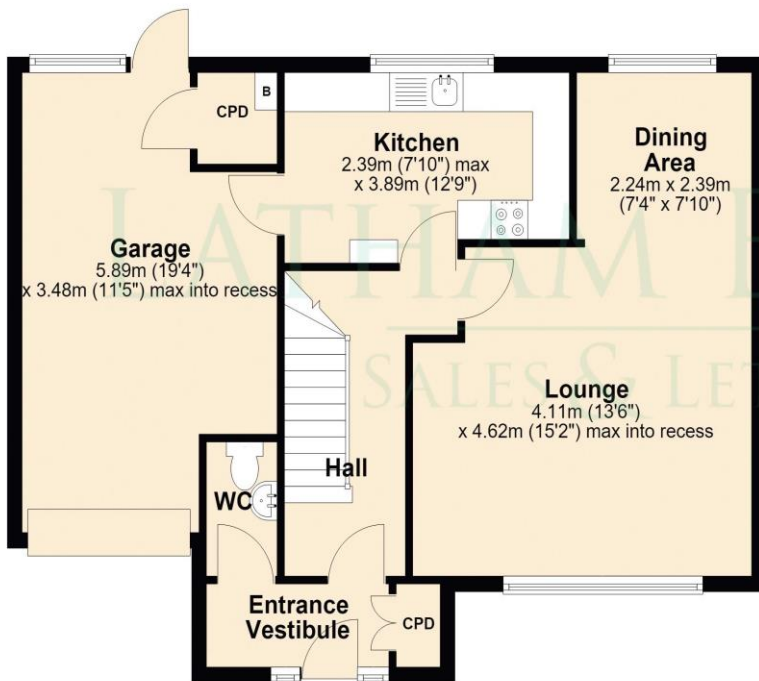


Directions

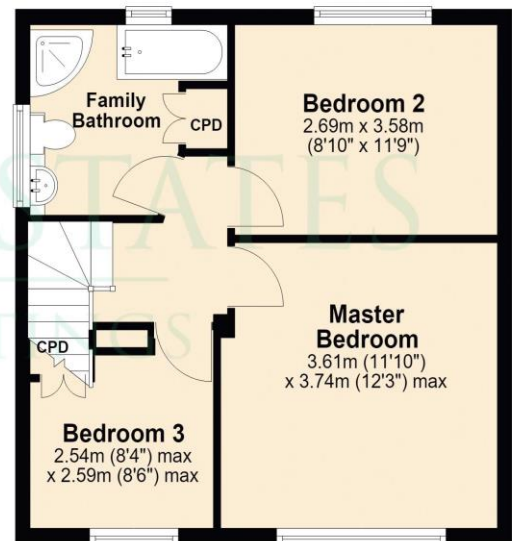
From our office 18 London Road, Holmes Chapel, CW4 7AJ, travel south on London Road (A50) to the traffic lights, turn right onto Chester Road, Take the third turning on the left-hand side, onto St Andrews Drive, at the junction turn left onto Dunbar Close, where the property can be found on the left hand side. Easily identified by our Latham Estates For Sale Board. For sat nav users: CW4 7DW
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.