

5 Violet Way, Holmes Chapel, CW4 7FY



This beautifully presented detached home, built by Bloor Homes in 2019, showcases the highly sought-after Heywood design and is ideally situated in the desirable village of Holmes Chapel.

The property offers high-quality contemporary living complemented by elegant traditional touches throughout.

To the ground floor, the home boasts a stunning open-plan kitchen and dining area, complete with integrated appliances and French doors opening onto the rear garden—perfect for modern family life and entertaining. Leading off the kitchen diner is a useful utility room and a guest WC.

The spacious lounge features a charming bay window, enhancing both character and natural light. Thoughtfully designed storage solutions are found throughout the home, enhancing everyday practicality and the well-planned layout.

Rising to the first floor, the property offers three well-proportioned bedrooms, including a generous principal bedroom with a walk-through dressing area and a stylish en-suite shower room, alongside a beautifully appointed family bathroom.

Externally, the property benefits from driveway parking for two vehicles, an electric car charging point, and access to a detached garage.

Side gated access leads to the private rear garden, providing a calm, well-maintained outdoor space ideal for relaxation.

Offers Over £420,000

Cheshire Property
2 Hightown, Sandbach, CW11 1GA 01270 766656

Entrance

Composite front door with frosted glazed panel. UPVC double-glazed window to the front elevation. Bright and spacious entrance hall featuring an understairs storage cupboard, radiator, and internal doors leading to:

Lounge – 15'06 x 11'02 (excluding bay)

UPVC double-glazed bay window to the front elevation and radiator.



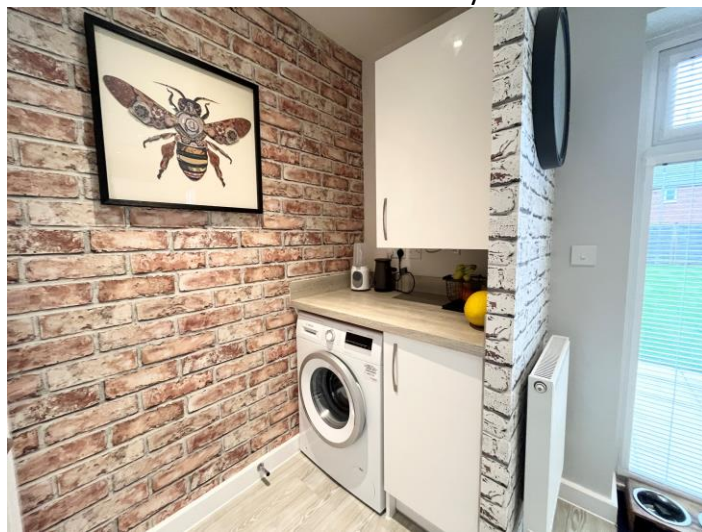
Open-Plan Kitchen/Diner – 14'08 x 10'06

Fitted with a range of sleek, high-gloss white base, wall, and drawer units with contrasting work surfaces and tiled splashbacks. Featuring a 1½ black composite sink unit with drainer, integrated appliances including fridge/freezer and dishwasher, built-in oven, induction hob with cooker hood above, and two radiators. UPVC double-glazed French doors with accompanying side panels open onto the rear garden.



Utility Area

Continuation of the high-gloss units with space and plumbing for a washing machine. Cupboard housing a combi boiler with full-service history.



Guest WC

Low-level WC, wash hand basin with tiled splashback, and radiator.



First Floor

Turning staircase leads to the landing with UPVC double-glazed window to the side elevation, storage cupboard, loft access, and doors leading to:



Bedroom One – 11'10 x 9'06

UPVC double-glazed window to the front elevation and radiator. Walk-through dressing area featuring built-in mirrored wardrobes and a deep over-stairs storage cupboard.



En-Suite

UPVC double-glazed obscured window to the front elevation. Walk-in fully tiled shower enclosure with mains-fed shower, vanity wash hand basin, low-level WC, and chrome ladder towel rail.





Bedroom Two – 10'04 x 08'05

UPVC double-glazed window to the rear elevation and radiator.



Bedroom Three – 10'03 x 8'00

UPVC double-glazed obscured window to the rear elevation and radiator.



Family Bathroom

UPVC double-glazed obscured window to the side elevation. Part-tiled walls, panelled bath with shower attachment, low-level WC, wash hand basin, and chrome ladder towel rail.



Externally

Front:

Bedding borders, paved pathway leading to the front door, driveway parking for two vehicles, electric car charging point, access to the detached garage, and gated side access to the rear garden.

Rear:

Patio area with paved pathway leading to the side courtesy door of the garage. Laid-to-lawn garden, fully fenced with bedding borders. Outside tap and external electrics.

Detached Garage

Up-and-over door, side courtesy door, eaves storage, power and lighting, and external wall lights.



EPC- B

Council tax- D

Tenure- Freehold

Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

Hours of Business:

Monday to Friday 9.00 – 5.00

Saturday 9.00 – 1.00

Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.

