



Deceptively Spacious Detached Bungalow

Two Generous Reception Rooms

Newly Fitted En-Suite & Main Bathroom

Open Plan Dining Kitchen With Neff Appliances

Three Double Bedrooms

Enviably Corner Plot



Introduction

A deceptively spacious detached true bungalow, occupying an enviable corner plot with gardens to the front and both sides. The property benefits from two separate driveways, providing excellent off-road parking for multiple vehicles, a caravan or motorhome. Situated on the ever-popular Sandiford Road development, the property is within easy, flat walking distance of the village centre and its amenities. The accommodation comprises an entrance vestibule leading into the main hallway, which flows through to the impressive open plan dining kitchen. The kitchen is fitted with cream shaker-style units, quality Neff appliances and an integrated AEG dishwasher, with attractive tiled flooring continuing through the hallway, kitchen and utility. The spacious main lounge provides a comfortable principal reception room, with double doors opening into a versatile family room. Featuring a vaulted ceiling and triple aspect windows, this bright room could be used as a second sitting room, home office, study or library. The master bedroom has its own entrance area, with a newly fitted en-suite shower room and fitted bedroom furniture, with French doors opening onto the garden. The second double bedroom also benefits from fitted wardrobes and French doors to the garden, while the third bedroom is a further comfortable double room. A separate newly fitted three-piece main bath completes the internal accommodation. Outside, the property benefits from two independent driveways, one to the front and one to the side, providing extensive parking. The gardens wrap around the property, with a particularly private enclosed area to one side, mainly laid to lawn and complemented by mature shrubs and trees. A large timber garden store provides useful additional storage.

ACCOMMODATION

Entrance Vestibule

Welcoming entrance space with room for coats and shoes, leading into the main hallway.

Main Hallway

Central hallway providing access to the principal rooms, with attractive tiled flooring continuing through to the kitchen and utility.

Open Plan Dining Kitchen 9' 6" x 23' 1" (2.89m x 7.03m)

Impressive open plan dining kitchen with cream shaker-style wall, drawer and base units, contrasting butcher's block work surfaces and a range of integrated Neff and AEG appliances, including double ovens, microwave, dishwasher and five-ring gas hob. Dual aspect windows provide plenty of natural light, with ample space for dining furniture and tiled flooring throughout.

Lounge 11' 11" x 15' 0" (3.63m x 4.57m)

A bright, spacious sitting room with a large window and ample space for a range of furniture. Double doors open into the family room.

Family Room - Study 10' 6" x 16' 3" (3.20m x 4.95m)

Versatile second reception room with impressive vaulted ceiling, two skylights and triple aspect windows. Features wood-effect flooring and built-in bookcases, making an ideal additional sitting room, study or home office.

Utility Room 6' 0" x 7' 6" (1.83m x 2.28m)

Useful separate utility room with matching white wall and base units, larder cupboard, sink and space for two freestanding appliances. Home to the gas central heating boiler.

Master Bedroom 9' 11" x 11' 9" (3.02m x 3.58m)

Spacious master bedroom with private entrance, extensive fitted wardrobes, vaulted ceiling with skylight and French doors opening onto the side garden.

Master En-Suite

Stylish, newly fitted wet-room style en-suite featuring a generous walk-in shower with full glazed screen and dual shower heads, including a fixed drencher and traditional riser shower. A contemporary vanity unit with drawers incorporates the hand wash basin with chrome mixer tapware, complemented by a low-level WC.

Bedroom Two 11' 2" x 11' 11" Both Maximum (3.40m x 3.63m)

Well-proportioned double bedroom with floor-to-ceiling fitted wardrobe and additional fitted bedroom furniture.

Bedroom Three 7' 6" x 11' 2" Max (2.28m x 3.40m)

Further generous double bedroom with recessed area housing a double mirror-fronted wardrobe.

Family Bathroom

Stylish newly fitted bathroom featuring a modern white panelled bath with chrome mixer tapware, contemporary vanity unit with drawers and inset hand wash basin with chrome mixer tap. Complemented by smart tiled walls, contrasting tiled flooring and a heated towel rail, with a low-level WC completing the suite.



Externally

Occupying a generous corner plot with gardens to the front and both sides. Two separate driveways provide extensive off-road parking, including space for a caravan or motorhome. The gardens are mainly laid to lawn with mature trees, shrubs and a private enclosed area to the side. Large timber garden store.



Location

Holmes Chapel is a highly sought-after Cheshire village with an attractive and welcoming centre that offers a comprehensive range of everyday amenities. Residents enjoy a mix of independent shops, cafés, and popular high street names, all within easy reach. The village is surrounded by beautiful open countryside, including the picturesque Dane Valley, making it ideal for those who enjoy walking and outdoor pursuits. Holmes Chapel boasts excellent local schools, including two highly regarded primary schools and an outstanding secondary school, making it a particularly popular choice for families. A selection of pubs, bars, and restaurants can be found both in and around the village, catering to a variety of tastes and occasions. For commuters, the railway station provides regular services to Manchester, Manchester Airport, and Crewe, connecting easily to the mainline network. The M6 motorway (Junction 18) is also just a short drive away, offering convenient access across the North West and beyond.



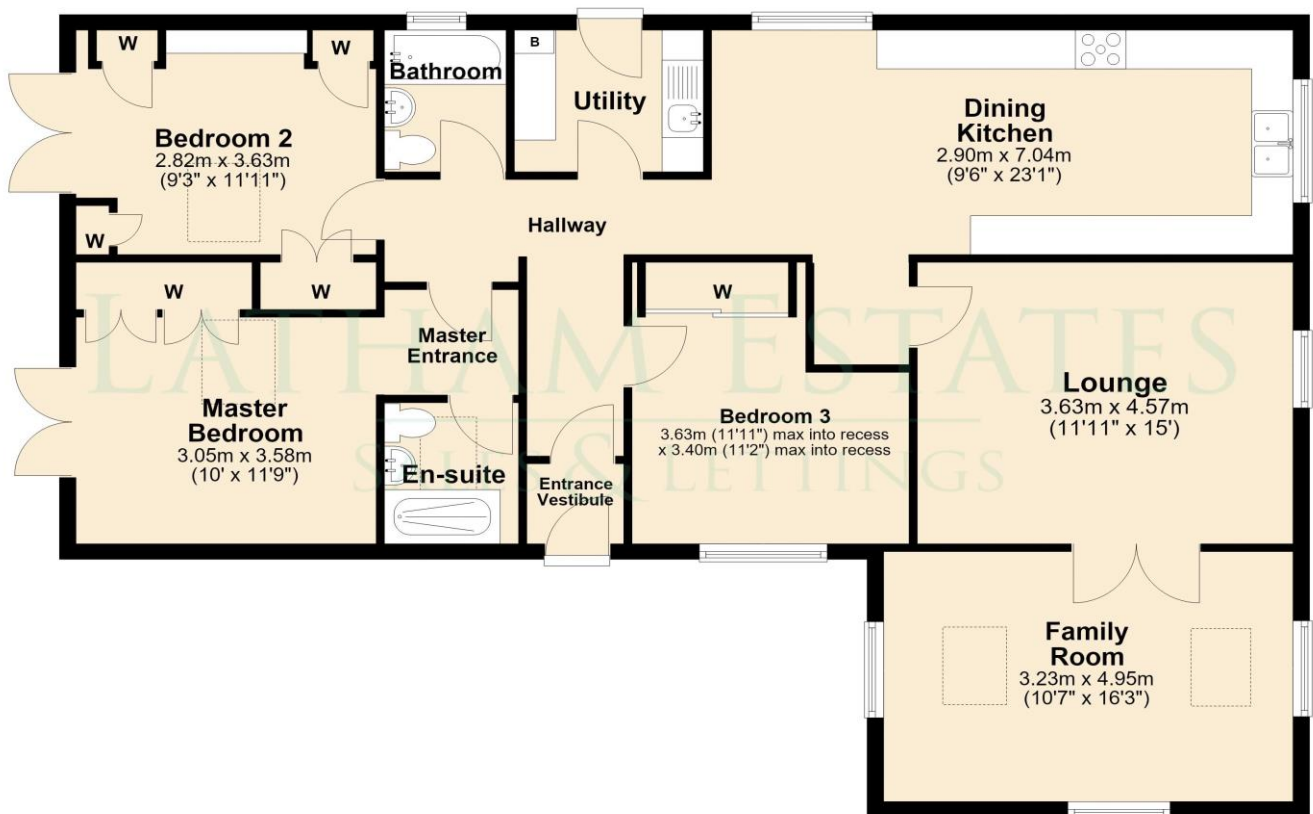
Directions

From our office 18 London Road, Holmes Chapel, CW4 7AJ. Travel south on London Road (A50), to the main set of traffic lights, turning left onto Station Road. Take the next left onto Sandiford Road, where the bungalow can be found on the right-hand side, situated on the corner of Sandiford & Eastgate Road. Post Code: CW4 7BL

Viewing strictly by Appointment



Floor Plan



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
Plan produced using PlanUp.

IMPORTANT NOTE TO TENANTS: 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 Landlord 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

Intending tenants will be asked to produce identification when an application is made.

We would ask for your co-operation in order that there will be no delay in agreeing the tenancy.