



41 Chestnut Drive, Holmes Chapel, CW4 7QE

£475,000

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THE AREA'S LEADING ESTATE AGENCY



41 Chestnut Drive

Holmes Chapel

This four bedroom detached house presents a wonderful opportunity for families seeking a spacious and well-appointed home in a highly sought after area of Holmes Chapel. The property is freehold and enjoys a convenient location with easy access to the village's excellent amenities, including shops, schools and transport links. Inside, the accommodation is thoughtfully arranged to offer versatility and comfort.

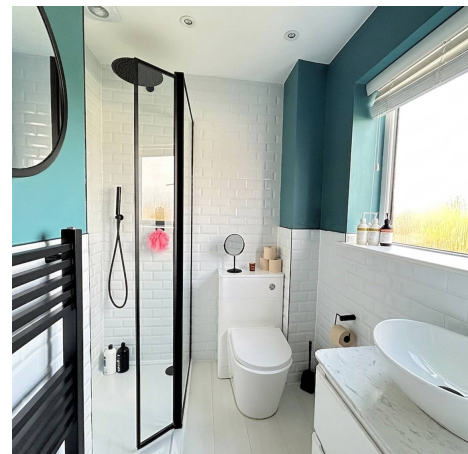
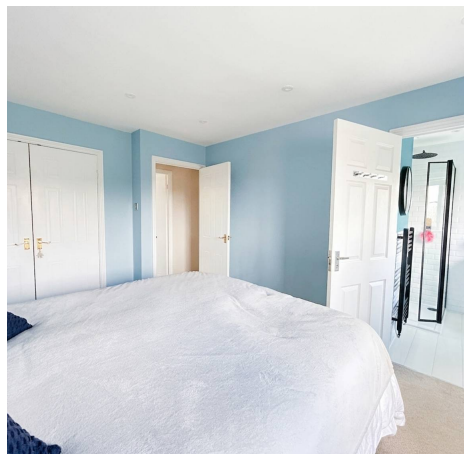
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A freehold detached family home in a sought after location
- Within easy access of the amenities Holmes Chapel has to offer
- With a large through lounge diner, conservatory and breakfast kitchen
- Utility room giving access to the garden and a downstairs wc
- Four generous bedrooms, three with fitted wardrobes
- Two bathrooms (one en-suite to the master bedroom)
- A delightful split level rear garden appreciating a southerly aspect
- Ample off road parking and a garage



41 Chestnut Drive

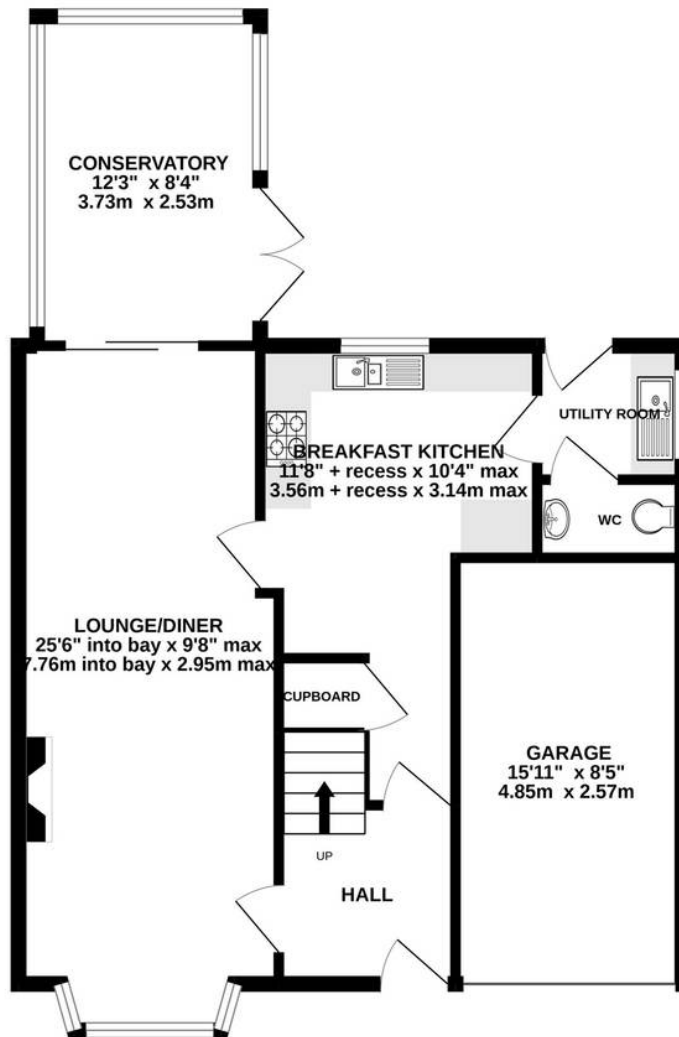
Holmes Chapel

The welcoming entrance hall leads to a generous through lounge diner, perfect for family gatherings and entertaining, which opens into a bright conservatory overlooking the garden. The breakfast kitchen provides ample space for informal dining with a breakfast bar and is complemented by a practical utility room (with direct access to the garden) and a downstairs wc. Upstairs, there are four well-proportioned bedrooms, three of which benefit from fitted wardrobes, providing excellent storage. The master bedroom features a stylish refitted en-suite shower room, while the main family bathroom serves the remaining bedrooms.

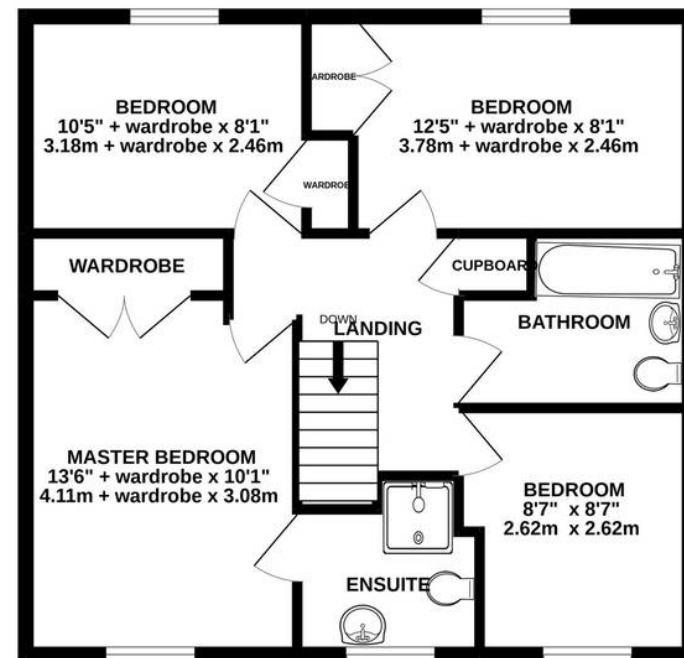
The property enjoys a delightful split level rear garden, which faces south and is ideal for enjoying the sun throughout the day. The garden is thoughtfully landscaped, with patio and lawned areas offering plenty of space for outdoor dining, children's play and relaxation. Mature planting provides privacy and a pleasant outlook, while steps connect the different levels and add interest to the design. To the front, there is ample off road parking on a driveway, suitable for several vehicles, as well as an attached garage that offers further parking or valuable storage. The overall plot is well maintained and provides a secure and attractive environment for family life. This home combines generous internal accommodation with appealing outside space in a prime Holmes Chapel location, making it a must-see for discerning buyers.



GROUND FLOOR
695 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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