



**Simply Stunning**

**Fabulous Breakfast Kitchen**

**Four Generous Bedrooms**

**Extended And Beautifully Remodelled**

**Two Impressive Size Reception Rooms**

**Stylish En-Suite Shower Room & Bathroom**



## Introduction

Spectacular from the moment you step inside, this exceptional detached family home has been thoughtfully extended and comprehensively remodelled by the current owners to create a truly outstanding home, finished to an impeccable standard throughout. Offering spacious accommodation perfectly suited to modern family living, the property combines elegant reception rooms, a fabulous breakfast kitchen, four generous double bedrooms and beautifully landscaped gardens, all within a home that is ready to move straight into. The accommodation begins with a welcoming entrance hallway leading to two superb reception rooms, including an elegant lounge with a contemporary inset log-effect fire and a substantial dining room, ideal for both family life and entertaining. Forming part of the impressive extension is the beautifully appointed breakfast kitchen, complemented by a practical utility room and ground floor cloakroom/WC. To the first floor are four generous double bedrooms, including a superb principal suite with fitted wardrobes, a stylish en-suite shower room and Juliet balcony overlooking the rear garden. The remaining bedrooms are served by a luxurious four-piece family bathroom, whilst a separate study/home office provides the ideal space for home working or quiet relaxation. Externally, the property benefits from ample off-road parking, whilst the landscaped rear garden is a particular highlight, featuring generous paved seating areas, a central lawn and a secluded seating area, all enjoying an excellent degree of privacy with no overlooking properties to the rear.

Awaiting EPC      Council Tax Band – D – Cheshire East      Tenure – Freehold

## ACCOMMODATION

### Entrance Hallway

A superb first impression, the remodelled entrance hallway features attractive laminate flooring, an eye-catching oak turning staircase with matching balustrade rising to the first floor and doors leading to the principal ground floor accommodation.

### Cloakroom/WC

Beautifully appointed with a contemporary two-piece suite comprising a concealed cistern WC set within a stylish vanity unit and matching wash hand basin with chrome mixer tap. Finished with stunning tiled floor.

### Dining/Family Room 9' 11" x 19' 4" (3.02m x 5.89m)

A substantial open-plan reception room, perfectly designed for modern family living and entertaining, offering excellent space for both dining and seating areas. Attractive laminate flooring continues seamlessly through to the kitchen, creating a wonderful sense of flow.

### Lounge 15' 1" x 14' 10" (4.59m x 4.52m)

A superbly proportioned front-facing reception room centred around an impressive contemporary feature fireplace incorporating a glass-fronted inset log-burning stove, creating an attractive focal point and a wonderful space in which to relax.

### Breakfast Kitchen L-Shaped 12' 11" x 13' 8" Both Maximum (3.93m x 4.16m)

Forming part of the impressive extension, this beautifully appointed kitchen is fitted with an extensive range of contemporary grey wall, drawer and base units providing storage in abundance, complemented by butcher's block style work surfaces and attractive metro-style brick splashback tiling. A breakfast bar provides the perfect spot for informal dining, whilst integrated appliances include a Rangemaster-style six-burner range cooker with two ovens and separate grill, integrated dishwasher and Larder style fridge freezer. A one-and-a-half bowl sink unit with pull-out chrome mixer tap sits beneath a window overlooking the rear garden, whilst French doors open directly onto the patio, seamlessly connecting indoor and outdoor living. Laminate flooring continues throughout.

### Utility Room 4' 11" x 6' 9" (1.50m x 2.06m)

Fitted with matching wall and base units together with butcher's block style work surfaces incorporating a single drainer sink unit with mixer tap. Housing the gas central heating boiler and providing additional storage and workspace.

### First Floor Landing

A spacious landing providing access to all four bedrooms, the study and family bathroom.

### Master Bedroom 9' 7" x 13' 8" (2.92m x 4.16m)

A magnificent principal suite approached via its own entrance area, opening into the bedroom where French doors lead onto a Juliet balcony overlooking the rear garden. Stylish fitted wardrobes provide excellent storage, whilst a door leads to the en-suite shower room.

### Master En-Suite

Luxuriously appointed with a contemporary three-piece suite comprising a corner quadrant shower enclosure with mains-fed shower, stylish vanity unit incorporating the wash hand basin with chrome mixer tap and concealed cistern WC.

### Bedroom Two 15' 1" x 9' 8" (4.59m x 2.94m)

A generous front-facing double bedroom benefitting from an extensive range of stylish fitted corner wardrobes providing excellent hanging and storage space.

### Bedroom Three 10' 1" x 11' 3" (3.07m x 3.43m)

A further spacious double bedroom enjoying a pleasant outlook over the rear garden.

### Bedroom Four 11' 8" x 8' 7" (3.55m x 2.61m)

A well-proportioned generous fourth bedroom positioned to the front of the property.

### Home Office/Study

A superb addition to the first floor, ideal for those working from home, fitted with a bespoke range of built-in office furniture and storage.



### Family Bathroom 6' 8" x 7' 8" (2.03m x 2.34m)

Beautifully appointed with a contemporary four-piece suite comprising a panelled bath with chrome mixer tap and handheld shower attachment, corner quadrant shower enclosure with mains-fed shower, stylish vanity unit incorporating the concealed cistern WC and wash hand basin with chrome mixer tap. Finished with complementary tiling and quality fittings throughout.

### Externally

To the front, a substantial block paved driveway provides ample off-road parking and is complemented by a lawned garden with attractive raised flower beds. The rear garden has been thoughtfully landscaped to create a wonderful outdoor entertaining space, featuring a generous paved patio leading onto a central lawn surrounded by established flower beds, together with a further paved seating area tucked away in the corner, perfect for enjoying the afternoon and evening sunshine.



### Location

Holmes Chapel is a highly desirable Cheshire village, renowned for its attractive centre, welcoming community, and excellent range of local amenities. The village offers an appealing blend of independent boutiques, everyday conveniences, and well-known high street retailers, making it ideal for modern family living. Surrounded by the beautiful Cheshire countryside, Holmes Chapel is a paradise for walkers and outdoor enthusiasts, with the picturesque Dane Valley providing scenic routes right on the doorstep. The village is particularly popular with families thanks to its excellent educational provision, including two highly regarded primary schools and a secondary school. A variety of welcoming pubs, cafés, and restaurants, both within the village and in the surrounding area, further enhance its vibrant lifestyle. Holmes Chapel also benefits from excellent transport links. The village railway station provides regular services to Manchester, Manchester Airport and Crewe, where there are direct connections to the national rail network. For those travelling by road, Junction 18 of the M6 is just a short drive away, offering convenient access to the wider Northwest and beyond.

### Tenure

We have been informed the property is Freehold.

Correct at the time of listing.

We recommend you check these details with your Solicitor/Conveyancer



## Directions

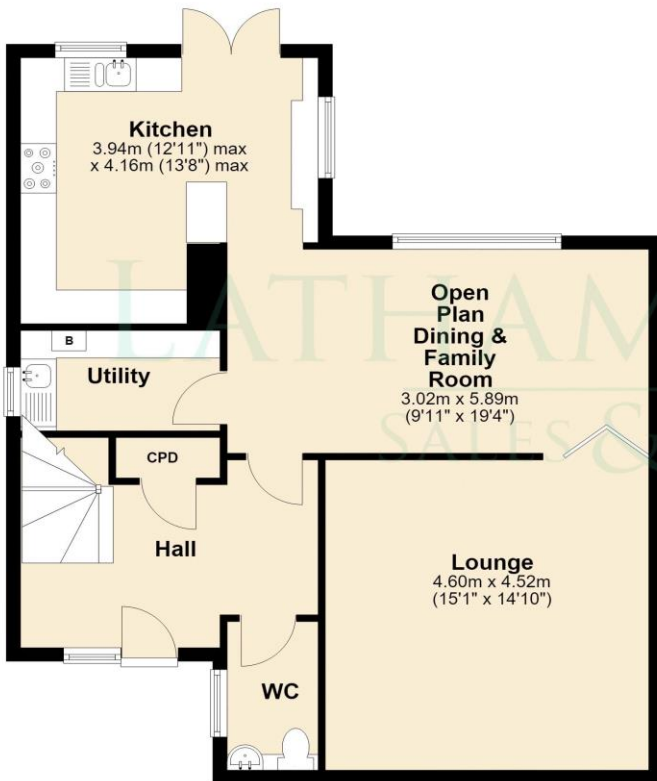
From our office 18 London Road, CW4 7AJ, travel north to the mini roundabouts, take the first exit left onto Middlewich Road, travel along taking the third turning on the right-hand side onto Bramhall Drive, take the first right onto Moreton Drive, then first right onto Capesthorpe Close. Where the property can be found on the left-hand side.

Post Code: CW4 7EN

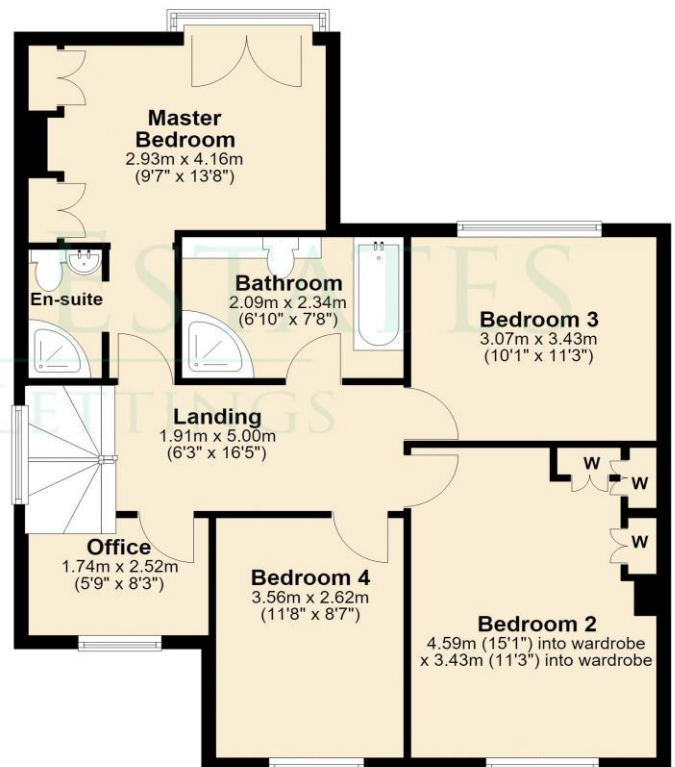
Viewing Strictly by Appointment.



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.