



Extended Semi-Detached Family Home
Modern Kitchen and Separate Utility
White Four Piece Bathroom

Open Plan Family/Dining Room with Log Burner
Three Good Size Bedrooms
Driveway and Integral Garage



Introduction

Beautifully presented throughout and thoughtfully extended to the ground floor, this superb semi-detached family home offers stylish, ready-to-move-into accommodation within a highly sought after, tucked away cul-de-sac, just a short stroll from the village centre and well regarded schools. The bright and spacious interior begins with a welcoming entrance vestibule leading into a contemporary lounge, enhanced by stylish wood effect flooring and central feature fire. To the rear of the property is the impressive L-shaped open plan family/dining room which forms the true heart of the home. Overlooking the landscaped rear garden, this versatile space is perfect for modern family living and entertaining, complete with a charming central cast iron log burner creating a warm and inviting focal point. The well-planned kitchen is fitted with an extensive range of attractive cottage style units, offering an abundance of storage and workspace. A practical utility room completes the ground floor accommodation. To the first floor, a turn flight staircase leads to a spacious landing providing access to three well-proportioned bedrooms, including two generous doubles and a spacious single. The principal bedroom benefits from a range of built-in wardrobes. The accommodation is completed with a modern white four-piece family bathroom suite. Externally: The front garden is mainly laid to lawn, with a private driveway leading to the integral garage. The beautifully tiered landscaped rear garden has been designed for low maintenance enjoyment, allowing more time to relax and entertain. A paved terrace provides the ideal setting for summer alfresco dining, enjoying a good degree of privacy, while raised flower beds, a gravelled area and a garden shed complete this delightful outdoor space.

EPC Rating – D Council Tax Band – C – Cheshire East Tenure - Freehold

ACCOMMODATION

Entrance Vestibule

An attractive composite front entrance door opens into the welcoming entrance vestibule, providing a practical space for coats and shoes. A Georgian-style side window allows natural light to flood in, complemented by stylish flooring and a door leading through to the lounge.

Lounge 13' 11" x 10' 6" (4.24m x 3.20m)

A lovely bright and airy lounge positioned to the front aspect, featuring a Georgian style window that fills the room with natural light. Doors provide access to the family room and inner hall, where stairs rise to the first floor. A central feature fireplace with log and steam effect creates an attractive focal point, and the room is completed with stylish flooring.

Family/Dining Room L-shaped 16' 9" Reducing to 7'10" x 12' 1" 8'2"(5.10m x 3.68m)

A fabulous addition to the property, this impressive extended family space is positioned to the rear aspect, with French doors opening onto and enjoying lovely views over the landscaped garden. The focal point of the room is the "Clarke" cast iron log burner, set on attractive slate tiling. Stylish laminate flooring flows seamlessly through to the dining area, where a door leads to the utility room and in turn the kitchen. As the true heart of this home, a superb space gives ample room for a growing family.

Kitchen 7' 9" x 10' 3" (2.36m x 3.12m)

A charming traditional style kitchen, delivering an extensive range of sage coloured, cottage style wall, drawer, base and larder units, offering superb storage and timeless appeal. Contrasting work surfaces wrap around the room, providing generous preparation space, ideal for everything from family breakfasts to entertaining guests. An inset single drainer sink with swan-neck chrome mixer tap sits beneath the window, allowing natural light to stream across the workspace, all complemented by attractive splashback tiling. There is space for a range of freestanding appliances, while tiled flooring completes the room, creating a practical yet welcoming hub. perfectly suited to everyday family life.

Utility Area 8' 6" x 5' 7" (2.59m x 1.70m)

Of PVC construction, this addition provides a practical and versatile utility space, ideal for housing appliances. Fitted with a work surface, along with light and power points, it offers functionality for everyday tasks.

Stairs & Landing

Turn flight stairs ascend to the first floor landing, which in turn gives access to all bedrooms and family bathroom, completed with loft hatch.

Master Bedroom 15' 11" x 9' 9" Both Max into Wardrobes (4.85m x 2.97m)

Positioned to the rear of the property, this well appointed main bedroom benefits from an extensive range of smart fitted furniture, thoughtfully designed to maximise space and storage. Several wardrobes provide ample hanging rail space and shelving, complemented by matching drawer units and over bed storage with integrated drop down lighting, creating a stylish yet highly practical retreat.

Bedroom Two 10' 4" x 9' 9" (3.15m x 2.97m)

A spacious double bedroom situated to the front aspect, featuring a Georgian-style window that fills the room with natural light.

Bedroom Three 6' 10" x 8' 9" (2.08m x 2.66m)

A generously sized single bedroom positioned to the front aspect, featuring a Georgian-style window that allows plenty of natural light to fill the room.

Family Bathroom 7' 9" x 8' 11" Both Maximum (2.36m x 2.72m)

A family bathroom, designed for both style and functionality, comprising of a white four-piece suite. There's a panelled bath with chrome tapware, perfect for relaxing soaks, a walk-in tiled corner quadrant shower with mains mixer shower, ideal for refreshing morning routines. The suite is completed with a WC and a pedestal hand wash basin, also finished with chrome fittings. Practical touches include a door to an airing cupboard housing the gas central heating boiler, and a wall-mounted heated towel rail for added comfort. The room is finished with contrasting flooring and panelled walls to dado height, creating an inviting space that caters perfectly to the needs of a modern family.

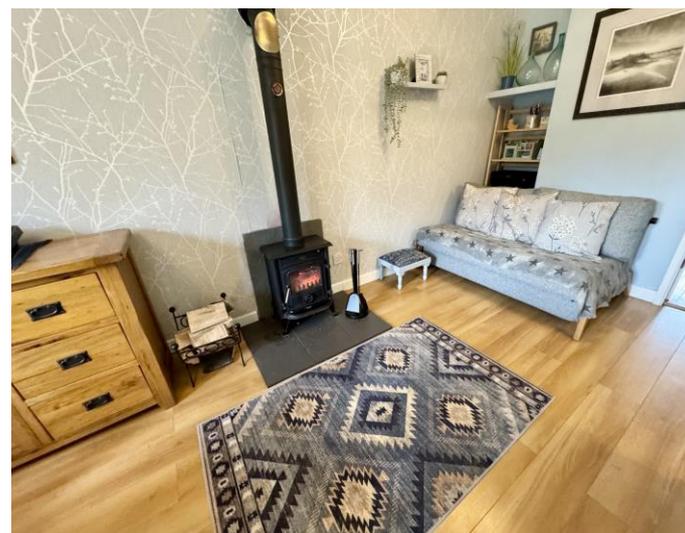


Externally

The front garden is neatly laid to lawn, with a driveway to one side providing private off-road parking and convenient access to the integral garage and welcoming front entrance. A gated side path leads through to the rear garden, combining practicality with a sense of privacy. The rear garden is a true highlight, thoughtfully landscaped to offer a low maintenance yet visually appealing outdoor space. A paved patio catches the morning sun, perfect for enjoying a quiet coffee to start the day. Steps lead up to the main garden, featuring further gravel, raised flower beds, ideal for anyone who enjoys a little gardening without the heavy upkeep. A paved patio area provides the perfect spot for summer "alfresco" dining, entertaining friends, or simply relaxing with a good book, all while enjoying a peaceful view over the beautifully designed garden.

Garage 12' 3" x 7' 11" (3.73m x 2.41m)

Up and over front entrance door, light and power points. Further storage can be found to the rear of the garage.



Location

Holmes Chapel is a sought-after village in the heart of Cheshire, known for its welcoming atmosphere and attractive centre. The village offers a comprehensive range of day-to-day amenities, with a mix of independent shops and well-known high street names. Surrounded by beautiful Cheshire countryside, Holmes Chapel is a haven for walkers, with the scenic Dane Valley right on the doorstep. Families are well catered for with two highly regarded primary schools and secondary school within the village. A variety of pubs and restaurants, both in the village and nearby, provide plenty of options for dining and socialising. Holmes Chapel is also well connected for commuters. The local railway station offers regular services to Manchester, Manchester Airport, and Crewe, linking to the mainline network. Junction 18 of the M6 is just a short drive away, giving easy access to the Northwest motorway network.

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



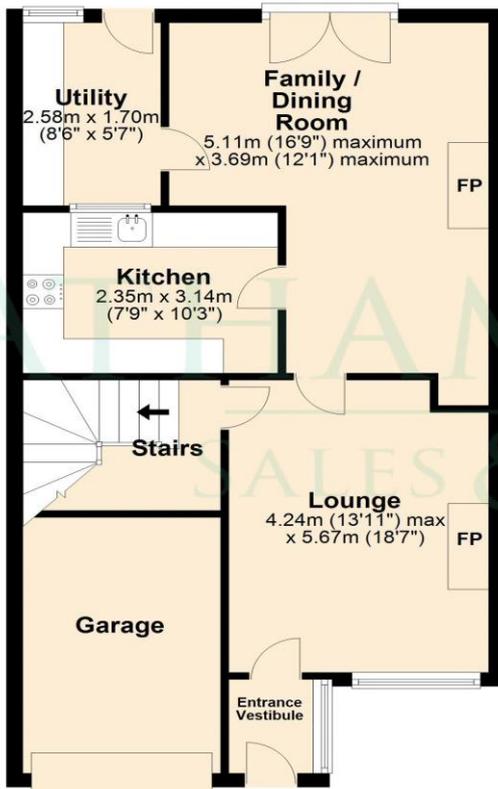
Directions

From our office 16 The Square CW4 7AB, travel south on London Road to the main set of traffic lights, turn right onto Chester Road taking the third turning on the left, (just before the pelican crossing) onto Selkirk Drive, continue along past the high school taking the first turning on the right hand side onto Dunoon Close, where the property can be found on the right hand side, easily identified by our Latham Estates for Sale Board.

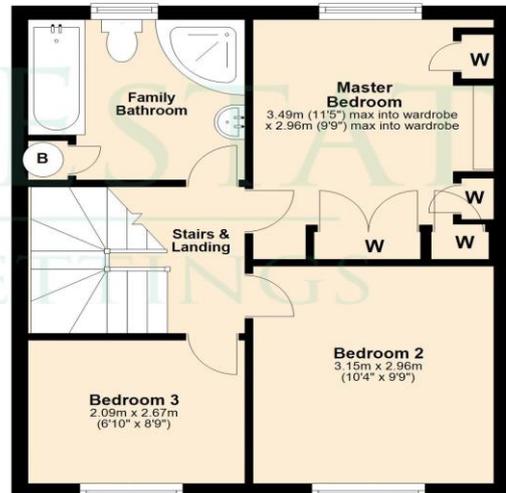
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Ground Floor



First Floor



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

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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.