



**GASCOIGNE
HALMAN**

12 VIOLET WAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT



12 VIOLET WAY, HOLMES CHAPEL

675,000

Spacious four bed detached home with double garage, impressive open plan living dining kitchen, three bathrooms (two en-suites), south facing garden, ample parking and open views in a sought after, peaceful location.

This substantial four bedroom detached family home, constructed by Bloor Homes, offers a wonderful opportunity to acquire a modern and spacious residence in an enviable and sought after position on the edge of this popular development, enjoying open views.

The property is immaculately presented throughout, with a versatile layout ideal for contemporary family living. The welcoming entrance hall leads to a generous living room, perfect for relaxing or entertaining, as well as a separate office or play room, providing flexible space for home working or family needs.

At the heart of the home is an impressive open plan living dining kitchen, featuring stylish fittings and ample space for both dining and relaxation, with two sets of doors (providing a seamless connection to the garden). A practical utility room and a convenient downstairs WC add to the functionality of the ground floor.





Upstairs, the property boasts four double bedrooms, each offering excellent proportions and plenty of natural light. The principal bedroom and bedroom two both benefit from their own en-suite shower rooms, while a well appointed family bathroom serves the remaining bedrooms.

The private rear south facing garden enjoys excellent natural light throughout the day and is enclosed by wall and fence boundaries, offering a safe and secure environment for children and pets.

Additional features include a detached double garage and a double driveway (providing off road parking for several vehicles), ensuring ample space for family and guests.

With its generous living areas, multiple bathrooms, ample parking and impressive specification, this property represents a rare opportunity to acquire a modern family home in a highly desirable setting. Early viewing is highly recommended to appreciate all that this exceptional property has to offer.

DIRECTIONS

CW4 7FY- Violet Way, Holmes Chapel

LOCATION

Holmes Chapel village is within a short flat walk and provides an array of individual shops including a delicatessen, butchers and bakers and a number of public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Jt 18 of the M6. The village has its own rail station on the commuter line between Manchester Piccadilly and Crewe with Intercity links to London Euston. Manchester International Airport is also close by. Excellent educational facilities cater for children of all ages in both the state and private sectors and the leisure centre provides for most sporting activities.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East band F

ENERGY PERFORMANCE RATING

B

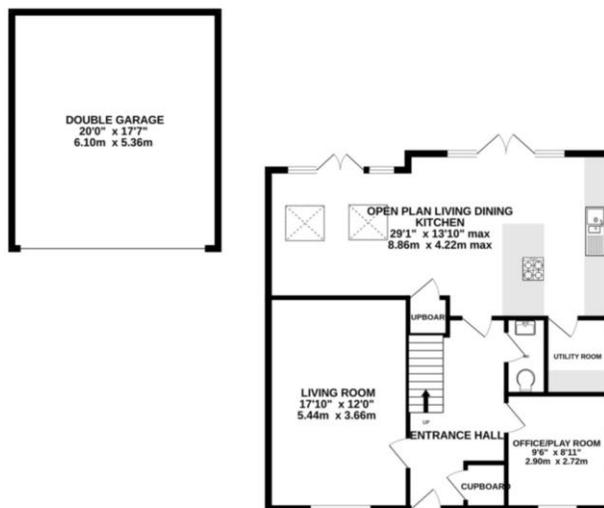
SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1208 sq.ft. (112.2 sq.m.) approx.



1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 1941 sq.ft. (180.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

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