



**Bright Spacious Well Presented Family Home**

**Well Planned Modern Kitchen**

**Modern White Family Shower Room**

**Lounge Through Dining Room**

**Three Good Size Bedrooms**

**Driveway and Integral Garage**



## Introduction

A lovely, bright and well presented three-bedroom semi-detached family home, set within a highly sought-after cul-de-sac of just fifteen properties. The accommodation begins with an entrance vestibule featuring a stylish composite front door. The bright and spacious lounge leads through in an open-plan style to the dining area, with attractive wood-effect flooring flows seamlessly throughout. French style doors allow natural light to fill the room while providing direct access to and a delightful outlook over the rear garden. The well-planned kitchen is located just off the dining area and offers a comprehensive range of a smart units, delivering storage in abundance, complemented by integrated appliances, creating a practical and attractive space for everyday living. The central turn flight staircase, enhanced with contemporary inset glass panels and an oak banister, leads to the first floor where there are three good sized bedrooms and a smart white three-piece shower room. Externally, the property benefits from a driveway providing private parking and access to the integral garage. The rear garden features a central lawn bordered by mature, well-stocked flower beds that provide an array of colour throughout the seasons. Two generous patio areas offer ideal spaces for relaxing or enjoying summer alfresco dining. Dunoon Close is a superb location, with both primary and secondary schools close by. The village centre and its excellent range of amenities are also within easy reach. At the bottom of the cul-de-sac lies The Croco, providing a charming and tranquil walk, perfect for dog walking. The pathway continues through to London Road, offering convenient access to the village centre and the train station.

EPC Rating - D

Council Tax Band - C - Cheshire East

Tenure - Freehold

## ACCOMMODATION

### Entrance Vestibule

A stylish composite front door opens into the entrance vestibule, offering space for coats and shoes. A side window provides natural light, with a door leading through to the lounge.

### Open Plan Lounge Through Dining Room

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

Located to the front aspect, the lounge offers a bright and spacious room with natural light streaming through the window. The central feature fireplace provides an attractive focal point, while eye-catching wood effect flooring flows throughout the space. Completed with a door leading to the central staircase.

#### Dining area 7' 11" x 8' 4" (2.41m x 2.54m)

With French-style doors allowing in ample natural light and offering a lovely view over the rear garden, the room also benefits from the continuation of the stylish wood-effect flooring and a door leading through to the kitchen.

#### Kitchen 7' 8" x 10' 1" (2.34m x 3.07m)

A well-planned kitchen offering a range of modern wall, drawer and base units with contrasting work surfaces providing ample workspace. Complementary splash back tiling, an inset one-and-a-half bowl single drainer sink unit with mixer tap. Integrated appliances include a four-ring electric hob with extractor over and double electric oven. A window overlooks the rear garden, with a door providing access to the garden.

### First Floor

#### Stairs and Landing

The turn flight staircase ascends to the first floor landing, featuring contemporary inset glass panels and finished with an oak banister. Doors lead to all bedrooms and shower room, completed with loft hatch.

#### Master bedroom 11' 5" x 9' 9" (3.48m x 2.97m)

A generous master bedroom located to the rear aspect, featuring a built-in wardrobe and delightful views over the garden.

#### Bedroom Two 10' 5" x 9' 9" (3.17m x 2.97m)

The second generous double bedroom is located to the front aspect of the property, filled with natural light.

#### Bedroom Three 6' 11" x 8' 8" (2.11m x 2.64m)

A well-proportioned third bedroom, also located to the front aspect offering flexible space.

#### Shower Room

A contemporary shower room fitted with a sleek white three-piece suite, comprising a walk in tiled shower cubicle, low-level WC and a stylish vanity unit with hand wash basin and chrome mixer tap. Complemented with attractive tiled walls featuring an inset mosaic border, a wall-mounted heated towel rail, and a handy storage/airing cupboard.



## Externally

### Front Garden

To the front of the property is a double driveway providing convenient off-road parking, accompanied by a well-kept lawned garden set to one side.

### Garage

Integral garage with up-and-over entry door, completed with light and power.

### Rear Garden

A pretty rear garden providing a substantial central lawn area, which offers an array of herbaceous plants and shrubs, good sized patio area offering a superb place to sit and enjoy the garden, perfect for Alfresco dining.



## 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

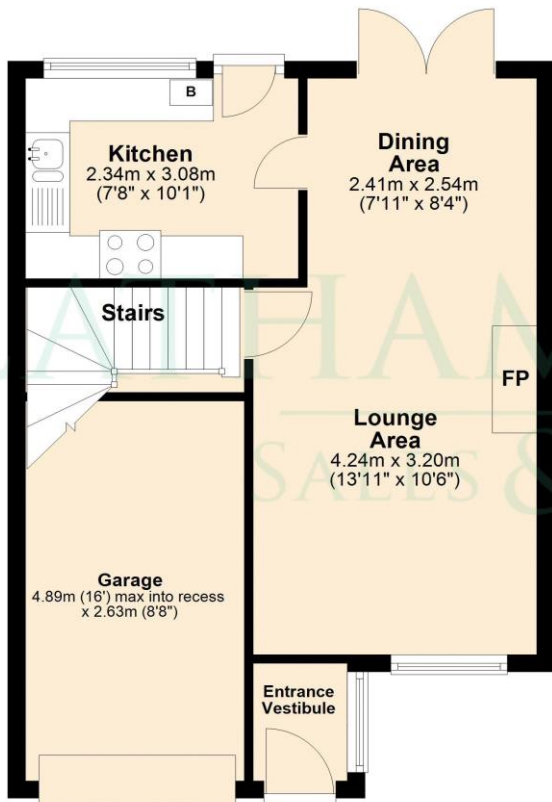


## Directions

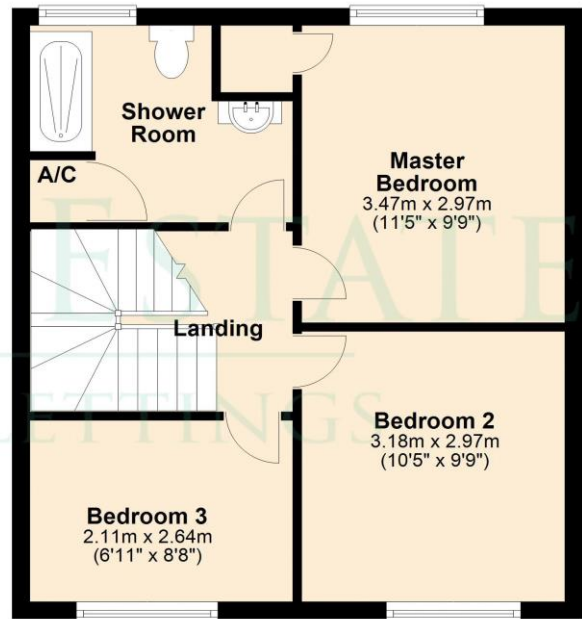
From our office on The Square, travel south on London Road to the main set of traffic lights, turn right onto Chester Road taking the third turning on the left, (just before the pelican crossing) onto Selkirk Drive, continue along past the high school taking the first turning on the right hand side onto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