

3 Beech Close, Holmes Chapel, CW4 7QJ

£595,000

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GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY









3 Beech Close

Holmes Chapel

Immaculate four bedroom detached home in a sought after cul-de-sac, with three reception rooms, a modern kitchen, private garden, driveway and double garage.

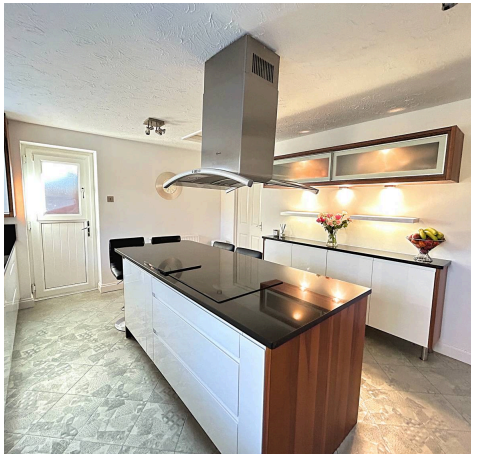
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Beautifully presented throughout, detached freehold family home
- Extended to create three reception rooms, one being a family room with vaulted ceiling overlooking the garden
- Modern kitchen with island unit incorporating a breakfast bar, access to the garden and to the utility room
- Four generous bedrooms, all of which have built in wardrobes/cupboard
- Two modern refitted bathrooms, one being en-suite to the master bedroom, the main bathroom being 4 piece
- Delightful enclosed rear garden offering a great degree of privacy with descrete lighting set into the lawn
- Driveway to the front providing off road parking and garage with two roll up electric doors









3 Beech Close

Holmes Chapel

Set within a sought after cul-de-sac, this beautifully presented four bedroom detached freehold home offers bright, airy accommodation that is ideally suited to family life. Extended to provide three reception rooms, the property combines versatile living space with a modern finish throughout. The family room is a particular highlight, featuring a vaulted ceiling and a pleasant outlook over the rear garden. The additional reception rooms offer flexibility for relaxing, entertaining or working from home. At the heart of the property is a modern kitchen, complete with an island unit incorporating a breakfast bar. The kitchen provides access to the garden and to a practical utility room, which has been created within the double garage. Upstairs, four generous bedrooms provide comfortable accommodation for a growing family, with each benefiting from built in wardrobes or a cupboard. The main bedroom enjoys the convenience of a modern refitted en-suite bathroom, while the remaining bedrooms are served by a modern refitted four piece family bathroom. Immaculately presented throughout, this home offers a combination of well proportioned rooms, useful storage and flexible living areas, all within a desirable cul-de-sac setting. The layout allows family members to enjoy time together while also providing separate spaces for individual activities. The kitchen and family room connect the living accommodation with the garden, creating an appealing setting for everyday life and entertaining guests.



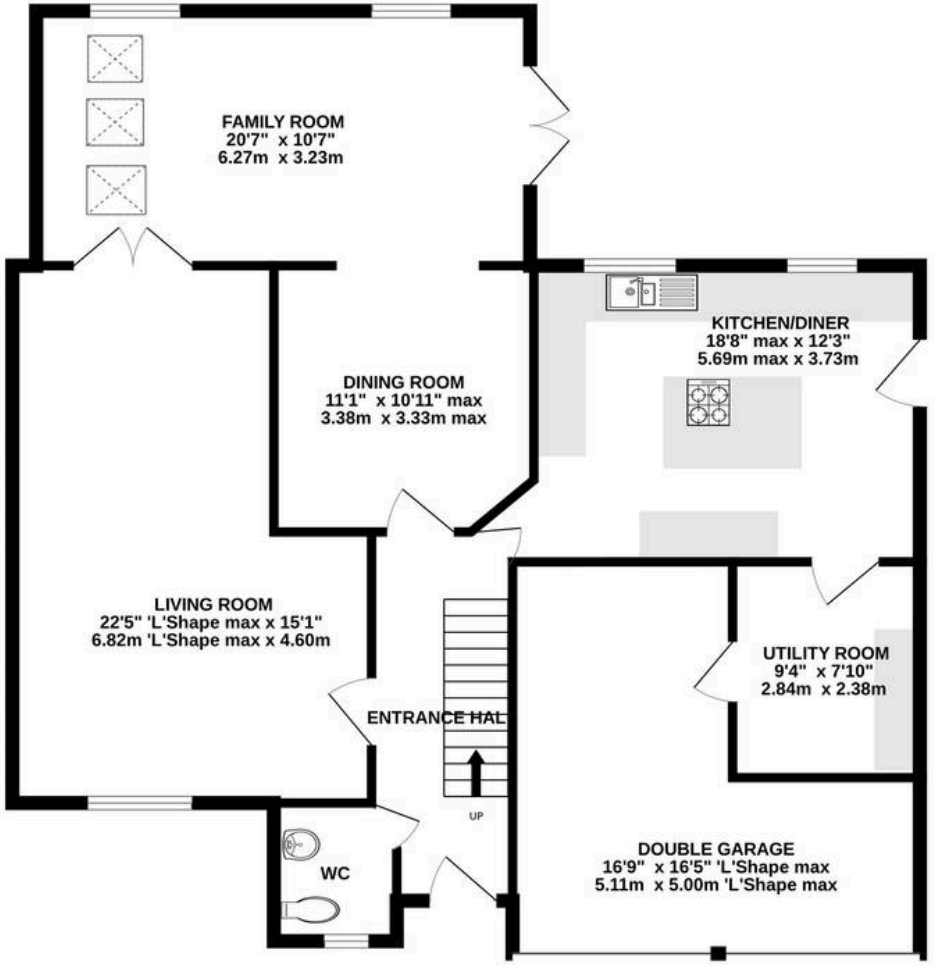
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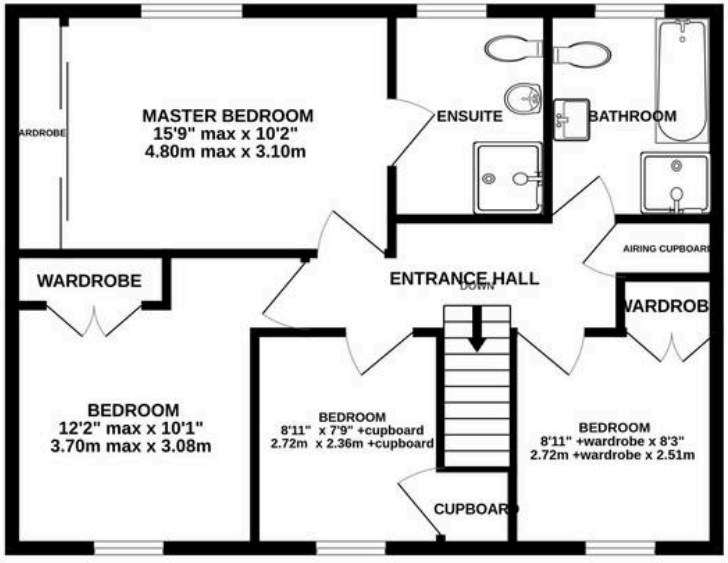
Outside, the delightful enclosed rear garden offers a great degree of privacy and provides an inviting space in which to relax. The lawn creates an attractive focal point, with discreet lighting set into it to add interest as the evening draws in. The garden can be accessed directly from the kitchen and is overlooked by the family room, allowing the outdoor space to be enjoyed from within the home. Its enclosed setting makes it a pleasant place for outdoor dining, entertaining or simply unwinding. To the front of the property, a driveway provides convenient off road parking and leads to the garage. The double garage has two electric roll up doors, offering access to the space, part of which has been adapted to create the utility room. Together, the driveway, garage and enclosed garden complement the generous accommodation inside, while the cul-de-sac position adds to the appeal of this well presented family home. The combination of practical parking and private outdoor space makes the property well suited to the demands of modern family living.



GROUND FLOOR
1219 sq.ft. (113.3 sq.m.) approx.



1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



10 MAPLE CLOSE

TOTAL FLOOR AREA : 1875 sq.ft. (174.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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