



**An Attractive Executive Detached Home**

**Sitting Room With Bi-Fold Doors**

**Spacious Principal Bedroom With Stylish En-Suite**

**Stunning Open-Plan Kitchen/Family Room**

**Four Generous Double Bedrooms**

**Driveway & Detached Single Garage**



## Introduction

Available to view NOW !! An exceptional, most attractive, executive detached family home, offering spacious and beautifully presented accommodation including a stunning open-plan kitchen/family room, an additional reception room, four generous double bedrooms, a stylish en-suite to the principal bedroom, and a contemporary family bathroom, all set within an exclusive small cul-de-sac on the highly desirable edge of Holmes Chapel. Occupying an enviable plot, this attractive and immaculately presented home boasts extensive front gardens, an impressive rear garden, and generous block-paved driveway parking leading to a single detached garage. The property offers spacious and thoughtfully designed accommodation throughout. At the heart of the home is a stunning open plan kitchen and family room, ideal for modern living and entertaining, featuring bi-fold doors that open seamlessly onto the rear garden. The sitting room also benefits from bi-fold doors, flooding the space with natural light and enhancing the connection to the outdoor space. Additional ground floor accommodation includes a practical utility room and a convenient cloakroom/WC. To the first floor, the impressive principal bedroom is particularly generous in size and benefits from a stylish contemporary wet-room style en-suite shower room. Three further well-proportioned double bedrooms are served by a luxurious four-piece family bathroom, complete with a smart wet-room style shower and high-quality fittings. Externally, the property continues to impress with extensive block paved parking, beautifully maintained gardens to both front and rear, and a detached single garage. This is a rare opportunity to rent a truly outstanding family home in a sought-after location, offering spacious, high-specification accommodation throughout.

EPC Rating - B      Council Tax Band - F - Cheshire East      A Deposit of One Month's Rent Applies £3,000.00

A Reservation Fee of One Weeks Rents applies £692.30 Terms & Conditions Apply

Available: On an Assured Periodic Tenancy Agreement

### ACCOMMODATION

Available: Part-Furnished

Sorry No Smokers

#### Entrance Hall

A most welcoming entrance to the property opens into a spacious and bright hallway, featuring eye-catching underfloor-heated tiled flooring and an impressive glass and oak turning staircase rising to the first floor. Double doors lead through to the stunning open-plan living space, with additional doors providing access to the elegant sitting room and convenient ground floor WC.

#### Sitting Room 10' 11" x 14' 11" (3.32m x 4.54m)

A lovely sitting room is positioned to the rear of the property, providing the perfect space to relax and unwind in the evening, with bi-folding doors opening onto the rear garden, complemented by underfloor heating and a wall-mounted TV.

#### Cloakroom/WC

A smart two-piece suite comprising a low-level WC and a pedestal wash basin with chrome mixer tapware, with the room further enhanced by a heated chrome towel rail and stylish tiled flooring.

#### Open Plan Living

##### Family Area 18' 4" x 10' 5" (5.58m x 3.17m)

Situated within a superb open plan layout, the family room enjoys views over the rear garden through bi-folding doors that seamlessly connect the indoor and outdoor spaces, creating a wonderful flow throughout the ground floor. Completed with eye catching underfloor-heated tiled flooring, offering a stylish and practical space ideal for modern family living and entertaining.

##### Kitchen Area 12' 9" x 17' 0" (3.88m x 5.18m)

The heart of the home is the impressive kitchen, which certainly does not disappoint, sitting open plan to the family area and delivering an extensive range of light grey shaker style wall, drawer and base units, to deliver storage in abundance, with contrasting light marble work surfaces, flowing seamlessly to provide ample preparation space. The inset one and a half single drainer sink unit with swan neck Quooker style hot water tap is set beneath a window overlooking the front garden. Further high quality integrated appliances include an AEG built-in microwave, an AEG fan assisted oven, a integrated dishwasher and built in larder style fridge freezer. The marvellous central island provides the perfect space for informal dining and entertaining, and also home to the five ring AEG electric hob with a glass and chrome extractor above, complemented by a butcher's block-style breakfast bar. The space is beautifully finished with continuous underfloor heated tiled flooring, while windows to the front and side elevations allow for an abundance of natural light. A door provides access through to the separate utility room.

##### Utility Room 9' 7" x 6' 1" (2.92m x 1.85m)

The utility room provides a continuation of the matching kitchen units, offering additional storage and workspace, and features a built-in washing machine, and home to the gas central heating boiler. A composite door provides access to the rear garden.

#### First Floor Landing

An impressive sized landing provides access to all bedrooms and the family bathroom, and is further enhanced by a window overlooking the rear garden, along with a useful walk-in airing/stores cupboard.

##### Master Bedroom 10' 9" x 17' 0" (3.27m x 5.18m)

The generous main bedroom is located to the front aspect of the property and offers ample space for freestanding furniture, further benefiting from access to a stylish en-suite shower room.

#### Master En-Suite

A most stylish en-suite shower room comprising a contemporary three-piece suite, featuring a walk-in wet-room style shower with a fixed glazed screen and dual shower heads, including a rainforest drencher and a traditional riser shower. The vanity unit with twin drawers incorporates a hand wash basin with chrome mixer tapware, alongside a low-level WC. The room is further enhanced by a vertical chrome heated towel rail and finished with attractive tiled walls and contrasting tiled flooring.

##### Bedroom Two 12' 7" x 10' 7" (3.83m x 3.22m)

The second double bedroom is located to the rear aspect, with ample space for a range of freestanding furniture.

##### Bedroom Three 8' 5" x 11' 3" (2.56m x 3.43m)

The third double bedroom is located to the rear aspect of the property.

##### Bedroom Four 8' 3" x 11' 3" (2.51m x 3.43m)

The fourth and final double bedroom is located to the front aspect.

#### Family Bathroom

The most stylish family bathroom delivers a luxurious four-piece suite, featuring a walk-in wet-room style shower with twin shower heads, including a rainforest drencher and a traditional riser. There is also a double-ended bath with central wall-mounted chrome tapware, alongside a floating vanity unit housing an oval hand wash basin with freestanding chrome mixer tap, and a low-level WC. The space is beautifully finished with attractive tiled walls and matching tiled flooring.



### Externally

The property sits in a most enviable plot, with extensive gardens to both the front and rear, mainly laid to lawn and set behind attractive wrought iron Cheshire railings, which lead the extensive block-paved driveway, providing ample private off-road parking and leading directly to the main entrance as well as the single detached garage.

### Garage 18' 11" x 10' 5" (5.76m x 3.17m)

The detached garage is positioned at the end of the driveway and benefits from an electric roller shutter door, a separate pedestrian access door, and is fully equipped with lighting and power.

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## Location

Holmes Chapel is a highly sought after village in the heart of Cheshire, renowned for its vibrant community and picturesque surroundings. The village centre offers a mix of independent retailers and well known high street names, providing a convenient and welcoming hub for residents. Set amidst beautiful Cheshire countryside, the area is ideal for outdoor enthusiasts, with the scenic Dane Valley on the doorstep, perfect for walking and enjoying nature. The village is well served by education, featuring two highly regarded primary schools and secondary school. A variety of pubs and restaurants in the village and surrounding area offer excellent dining and social opportunities. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport, and Crewe, with fast links from Crewe to London and other major destinations. Road connectivity is excellent, with easy access to the Northwest motorway network via Junction 18 of the M6.



## Directions

From our office 16 The Square, Holmes Chapel, CW4 7AB. Travel south through the village on London Road (A50) to the traffic lights, continue through the traffic lights staying on London Road, taking the third right hand turn onto Dunkirk Way, continue along taking the second right onto Paddock Close, where the property can be found on the right-hand side. Post Code: CW4 7GU Viewing Strictly by Appointment.



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

**IMPORTANT NOTE TO TENANTS:** 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 Landlord 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

Intending tenants will be asked to produce identification when an application is made.

We would ask for your co-operation in order that there will be no delay in agreeing the tenancy.