



Beautifully Presented Detached Home

Landscaped South Facing Rear Garden

Stunning Open Plan Dining Kitchen

Three Good Size Bedrooms

En-Suite To Principal Bedroom

No Seller Chain Involved



## Introduction

Built by Bloor Homes and originally serving as the development's show home, this beautifully presented three-bedroom detached family home offers spacious, high-quality accommodation throughout, complemented by a stunning south-facing landscaped rear garden. The accommodation begins with a most welcoming entrance hallway, featuring stairs ascending to the first floor and a useful understairs storage cupboard. Positioned to the front of the property, the elegant lounge is flooded with natural light courtesy of a large box bay window. A stylish feature fireplace with an electric log-effect stove set within a slate-tiled inset and complemented by a timber mantel creates an attractive focal point, making this a wonderful room in which to relax. To the rear of the property lies the impressive open-plan dining kitchen, undoubtedly the heart of the home. Beautifully appointed with an extensive range of contemporary high-gloss white wall, drawer and base units, the kitchen offers storage in abundance alongside contrasting work surfaces providing generous preparation space. Integrated appliances include a Zanussi four-ring electric hob with oven beneath, larder-style fridge freezer and dishwasher, while matching laminate flooring flows seamlessly throughout the room, enhancing the modern finish. Open plan from the kitchen is the practical utility area, fitted with an integrated washing machine, additional storage cupboard and a further cupboard housing the gas central heating boiler. Completing the ground floor is a spacious two-piece cloakroom/WC. To the first floor, the landing provides access to the bedroom accommodation. The principal bedroom enjoys a front-facing aspect and benefits from a walk-through dressing area with fitted wardrobes, leading to a smart three-piece en-suite shower room. Bedrooms two and three are both well-proportioned and are served by the stylish family bathroom, fitted with a contemporary three-piece suite incorporating a shower over the bath with glazed shower screen. Externally, the property occupies an attractive position, set back from the road, with a block-paved driveway providing off-road parking and leading to the semi-detached single garage and main entrance. The rear garden is a particular highlight of the property, enjoying a sunny south-facing aspect and having been thoughtfully landscaped to create a superb outdoor space. An exceptionally generous paved patio provides the perfect setting for outdoor dining and entertaining, while an illuminated pathway meanders through the lawned garden, flanked by beautifully stocked flower beds offering colour and interest throughout the seasons. The path leads to a further circular paved seating area, creating an ideal spot to relax and enjoy the peaceful surroundings. Adding to its appeal, the garden benefits from a good degree of privacy, with no properties directly overlooking from the rear. The property is offered for sale with no onward vendor chain, allowing for a smoother and potentially quicker purchase.

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

## ACCOMMODATION

### Entrance Hallway

A most welcoming entrance hallway featuring attractive laminate flooring, stairs ascending to the first floor and a useful understairs storage cupboard. The laminate flooring continues seamlessly through to the kitchen, utility area and cloakroom/WC.

### Lounge

*15' 6" Without Box Bay x 11' 2" into Recess (4.72m x 3.40m)*

A beautifully presented reception room enjoying a front-facing aspect with a lovely box bay window allowing an abundance of natural light. The focal point of the room is the attractive chimney breast incorporating a stylish electric log-effect stove set upon a slate hearth with matching inset and timber mantel over, creating a cosy space to relax.

### Dining Kitchen 10' 7" x 14' 7" (3.22m x 4.44m)

A stunning open plan dining kitchen overlooking the landscaped rear garden via French doors, making this the true heart of the home. Beautifully appointed with an extensive range of contemporary high gloss white wall, drawer and base units complemented by contrasting work surfaces providing excellent preparation space. Integrated appliances include a larder-style fridge freezer, electric hob with oven and grill beneath and an integrated dishwasher. Ample space is provided for family dining, whilst the continuation of the laminate flooring enhances the spacious feel.

### Utility Area

Open plan from the kitchen and fitted with a built-in washing machine together with a cupboard housing the gas central heating boiler. Continuation of the laminate flooring.

### Ground Floor WC

Conveniently positioned off the utility area and fitted with a modern two-piece suite comprising low-level WC and semi-pedestal hand wash basin. Continuation of the laminate flooring.

### First Floor Landing

A bright landing with a side aspect window allowing excellent natural light, and a built-in shelved cupboard ideal for linen, providing access to all bedrooms and the family bathroom.

### Master Bedroom 9' 11" x 9' 6" (3.02m x 2.89m)

A spacious principal suite positioned to the front of the property, benefitting from a walk-through dressing area with fitted wardrobes leading through to the stylish en-suite shower room.

### Master En-Suite

Immaculately presented, fitted with a contemporary three-piece suite comprising a double width shower enclosure housing a dual head mains mixer shower, incorporating a fixed drencher style shower and traditional riser shower, together with a semi-pedestal wash hand basin and low-level WC. Finished with attractive wall tiling and a side aspect window.

### Bedroom Two 8' 6" x 10' 4" (2.59m x 3.15m)

A generous double bedroom overlooking the rear garden, complete with a built-in wardrobe providing plentiful storage.

### Bedroom Three 10' 2" x 7' 11" (3.10m x 2.41m)

A well-proportioned single bedroom enjoying a rear aspect, ideal as a child's bedroom, guest room or home office.

### Family Bathroom

Beautifully appointed with a modern three-piece suite comprising a panelled bath with mains-fed shower over and glazed shower screen, semi-pedestal wash hand basin and low-level WC. Complemented by attractive contemporary tiling and a side aspect window providing natural light and ventilation.



### Externally

The property sits attractively behind a low hedgerow with a block-paved driveway providing private off-road parking and leads to the semi-detached single garage. An external power point and outside water tap add further practicality. The rear garden is a true highlight of the property, the beautifully landscaped south-facing rear garden enjoys an excellent degree of privacy, being not overlooked from the rear. A substantial paved patio provides the perfect space for outdoor entertaining before an illuminated pathway leads through the lawned garden bordered by beautifully stocked herbaceous beds and mature planting. The pathway culminates at a delightful circular patio, creating a peaceful seating area from which to enjoy the colourful surroundings throughout the seasons.

### Garage 19' 5" x 10' 4" (5.91m x 3.15m)

Semi-detached single garage with up-and-over door, power points and useful storage space.



### Location

Holmes Chapel is a highly sought-after Cheshire village, renowned for its attractive centre and excellent range of everyday amenities. The village offers a superb mix of independent boutiques, cafés, and well-known high street retailers, catering to all day-to-day shopping needs. Surrounded by picturesque Cheshire countryside, Holmes Chapel is ideal for those who enjoy the outdoors, with the beautiful Dane Valley and an abundance of scenic walking routes right on the doorstep. The village is particularly popular with families, benefiting from two highly regarded primary schools and an outstanding secondary school. A selection of welcoming pubs, restaurants and cafés can be found both within the village and in the surrounding area. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport and Crewe, where there are onward connections to the national rail network. The nearby M6 motorway (Junction 18) offers convenient access to the wider Northwest motorway network, making the village an excellent base for both work and leisure.

### 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



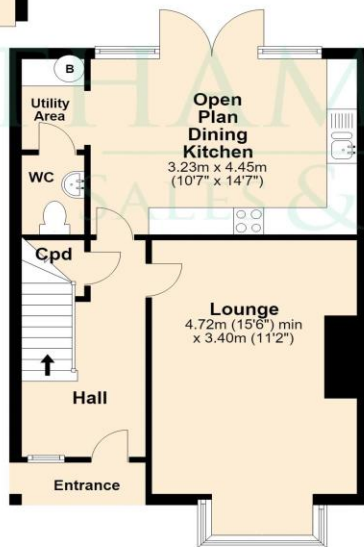
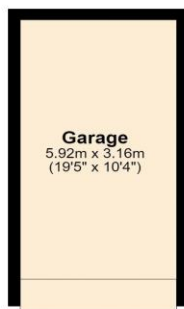
## Directions

From our office 18 London Road, Holmes Chapel, CW4 7AJ. Travel south through the village on London Road to the traffic lights, continue through the traffic lights staying on London Road (A50) taking the right-hand turn onto Bluebell Road (New Bloor Development). Where the property can be found on the left-hand side.

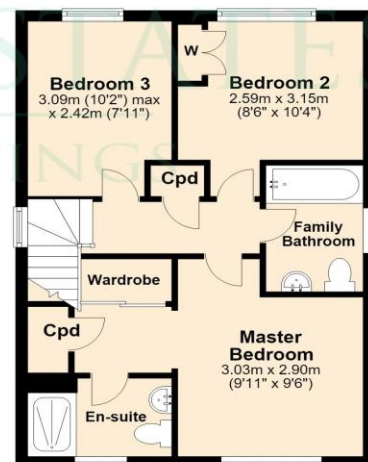
Post Code: CW4 7FX Viewing Strictly by Appointment



Ground Floor



First Floor



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

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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.