

Guide Price £575,000



Spacious Detached Property on a Quiet Cul-de-Sac

Well Planned Breakfast Kitchen, Plus Utility

Ample Off-Road Parking & Further Gated Parking

Extended with Three Reception Rooms

Four Double Bedrooms, Principal with En-suite

Impressive Plot with Fabulous Gardens & Garage



Introduction

A rare opportunity to acquire this exceptional detached family home, occupying a most enviable plot set in a small and highly sought-after cul-de-sac, where properties seldom come to market. Thoughtfully extended, the property offers substantial and versatile accommodation, perfectly suited to modern family living. Internally, there are three impressive reception rooms, a well-planned breakfast kitchen and four generous double bedrooms, with the principal bedroom benefitting from an en-suite shower room, first floor home office/study, ample parking, garage and fabulous gardens. The accommodation begins with a welcoming entrance hallway, providing access to the spacious lounge located to the front aspect with feature fire. To the rear, the family room opens seamlessly into the conservatory, creating a wonderful open-plan space from which to enjoy views across the impressive rear garden. A further reception room offers an ideal formal dining room or additional sitting room. The extended breakfast kitchen is well designed and fitted with a comprehensive range of modern units, providing ample storage while retaining space for a breakfast table. Completing the ground floor is a useful utility room with internal access to the integral garage, along with a convenient cloakroom/WC and sauna space. To the first floor, a split-level landing leads to four well-proportioned bedrooms and a home office. The duel aspect principal bedroom features fitted wardrobes and a contemporary three-piece en-suite shower room. The remaining three double bedrooms and home office/study are served by a smart three-piece family bathroom. Externally, the property sits on a most enviable plot, ideal for a growing family. To the front, there is generous off-road parking leading to the integral garage, with lawned gardens extending across the frontage. The rear garden is a true highlight and must be viewed to fully appreciate its size with a central lawn framed by well-stocked flower beds and substantial paved seating and entertaining area. To the side of the property is additional gated parking if required, ideal for motorhome or caravan parking, or a perfect addition for further outdoor seating.

NB: The property benefits from both solar panels with battery storage system and electric charging point.

EPC Rating – A Council Tax Band - F - Cheshire East Tenure - Freehold

ACCOMMODATION

Hallway

A welcoming entrance hallway with a turned flight stairs ascending to the first floor, a useful coats cupboard, and access to both the lounge, dining room and Cloakroom, all completed with attractive wood flooring.

WC

Delivering a matching modern two-piece suite comprising a low-level WC and a smart vanity unit with hand wash basin, completed with tiled flooring.

Lounge 15' 1" x 17' 0" (4.59m x 5.18m)

An impressive sized lounge enjoying a dual aspect, with natural light flooding the room. A central feature fireplace with attractive surround, matching inset and hearth housing a coal-effect living gas flame fire provides the main focal point. The room is completed with the continuation of the smart wood flooring.

Dining Room 11' 10" x 14' 3" (3.60m x 4.34m)

Sitting centrally between the kitchen and family room, this versatile space is ideal as a dining room, with direct access to the rear garden via double French-style doors, and is completed with the continuation of the wood flooring.

Family Room 9' 4" x 13' 4" (2.84m x 4.06m)

A great versatile space, perfect for a growing family, sitting seamlessly open plan to the conservatory to create an ideal family area, and completed with tiled flooring.

Conservatory 9' 1" x 12' 7" (2.77m x 3.83m)

Enjoying views over the rear garden with double French doors providing access, the conservatory sits seamlessly open-plan to the family room, creating a lovely, bright and inviting space.

Breakfast Kitchen 9' 10" x 15' 10" (2.99m x 4.82m)

The well planned breakfast kitchen offers an array of light beech effect units providing storage in abundance, with contrasting work surfaces flowing around to create plentiful preparation space. The inset one and a half bowl single drainer sink unit sits below one of two windows overlooking the rear garden. Integrated appliances include a low-level double oven, four-ring electric hob with chimney-style extractor over, and a built-in dishwasher. Yet ample space is available for a breakfast table.

Utility Room 4' 6" x 8' 5" (1.37m x 2.56m)

Located off the kitchen, the utility area features a door providing access to the side aspect and space for white goods. It is completed with shelving and offers access to both the garage and sauna area.

Sauna Area 6' 4" x 4' 11" (1.93m x 1.50m)

With panelled walls and seating in place, although a new sauna system would be required.

Garage 22' 2" reducing to (15'6') x 16' 8" reducing to 5'9" (6.75m x 5.08m)

With an electric main entrance door opening into this impressively sized garage, benefiting from light, power, and a window to the rear aspect.

First Floor

Landing

Stairs split to give access to the master bedroom and the main bedroom floors.

Master Bedroom 18' 3" x 9' 4" MIN (5.56m x 2.84m)

The impressively sized main bedroom enjoys a dual aspect and provides access to the en-suite shower room. It is completed with a useful walk-in wardrobe featuring hidden eaves storage.

Master En-suite

The stylish en-suite shower room features a matching three-piece suite comprising: Corner quadrant shower unit with mains mixer shower, low-level WC, and a smart vanity unit with hand wash basin, complemented by attractive tiled walls.

Bedroom Two 10' 10" x 13' 6" (3.30m x 4.11m)

A second spacious double bedroom located to the rear aspect.

Bedroom Three 11' 4" x 10' 11" (3.45m x 3.32m)

A further spacious double bedroom located to the front aspect.

Bedroom Four 7' 6" x 13' 3" (2.28m x 4.04m)

Yet a further generous bedroom located to the front aspect.



Home Office

A room designed for the perfect home office/hobby room.

Family Bathroom 7' 0" x 6' 11" (2.13m x 2.11m)

A most spacious family bathroom featuring a four-piece suite comprising a panelled Jacuzzi bath, corner quadrant-style shower unit with mains and steam shower, low-level WC, and pedestal hand wash basin, completed with tiled walls and flooring.

Externally

The property enjoys a most enviable plot, with an impressive front garden mainly laid to lawn and a double driveway leading to the integral garage. The rear garden features well-planned flower beds surrounding a generous lawn, complemented by an extensive paved seating and entertaining patio area set to one corner. To the side, there is a further paved area, ideal for additional seating or extra parking for a motorhome or caravan if required.

Sellers Note

The property benefits from both solar panels with battery storage system and electric charging point.



Location

Holmes Chapel is a highly sought-after Cheshire village, renowned for its welcoming atmosphere and attractive centre. The heart of the village offers a comprehensive range of everyday shopping facilities, blending charming independent boutiques with well-known high street names. Surrounded by beautiful countryside, Holmes Chapel is a haven for walkers and nature lovers, with the picturesque Dane Valley right on the doorstep. Families are well served by two highly regarded primary schools and a secondary school, while a variety of pubs and restaurants in and around the village provide plenty of options for dining and socialising. For commuters, Holmes Chapel is exceptionally well connected. The local railway station offers regular services to Manchester, Manchester Airport, and Crewe's mainline station, making travel straightforward. Road links are equally convenient, with Junction 18 of the M6 motorway providing swift access to the wider 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

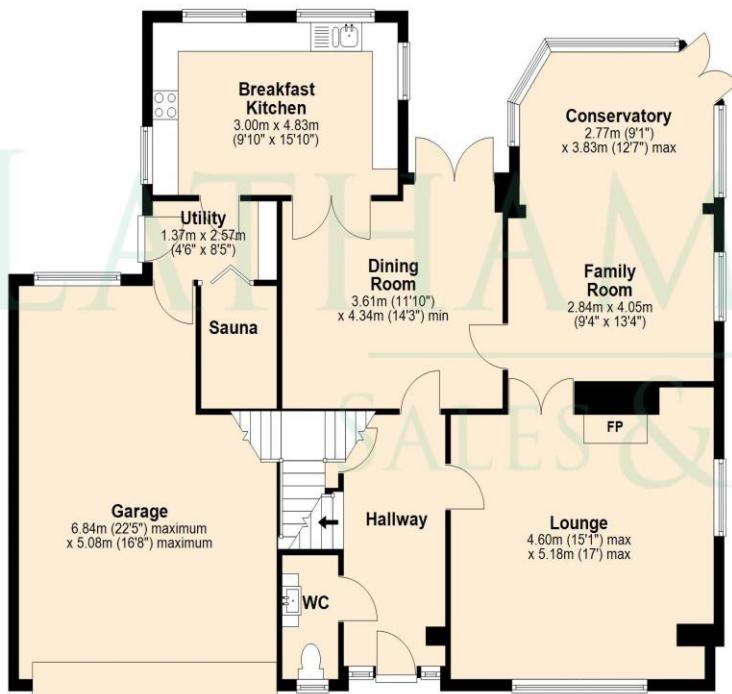
Directions

From our office 16 The Square CW4 7AB, travel to the mini roundabouts, turning left onto Middlewich Road, take the turning on the left onto Broad Lane, take the first left onto Coniston Drive, travel along taking the third turning on the right hand side onto Edenhall Close, where the property can be found on your left-hand side. Easily identified by our Latham Estates For Sale Board. Post Code: CW4 7LE

Viewing Strictly by Appointment



Ground Floor



First Floor



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.