



Spacious detached five bedroom home

Separate lounge with media wall

En suite to principal bedroom

Open plan family dining kitchen

Home office and utility room

Stylish family bathroom



Introduction

A deceptively spacious detached five bedroom home offering exceptional space and versatility, thoughtfully designed with modern family living in mind. From the moment you step inside, the sense of light and proportion is immediately apparent. A viewing is essential to truly appreciate the size, flow and high standard of accommodation on offer. Occupying a superb corner plot, the property enjoys a generous and wonderfully private rear garden. At the heart of the home is an impressive open plan dining kitchen, beautifully arranged to create a sociable and welcoming space where family life naturally unfolds, designed to bring everyone together. A separate lounge with contemporary media wall provides a cosy retreat for quieter evenings, perfect for unwinding at the end of the day. The ground floor also benefits from a dedicated home office for those working remotely, a spacious utility room to keep daily life organised, and a convenient cloakroom WC. To the first floor, the master bedroom is a calm and airy sanctuary, enjoying a dual aspect and complemented by a stylish three piece en suite bathroom. Four further well proportioned bedrooms offer flexibility for growing families, guests or hobbies, all served by a chic and beautifully appointed four piece family bathroom. Externally. The rear garden wraps around, creating an enviably private setting with plenty of space for children to play, summer entertaining, or keen gardeners to make their mark. To the front, private off road parking leads to the garage and separate carport, providing both practicality and convenience. A superb family home that effortlessly combines space, comfort and lifestyle.

Awaiting EPC Council Tax Band – F – Cheshire East Tenure - Freehold

ACCOMMODATION

Entrance Vestibule

A practical space for coats and shoes, leading through to the main entrance.

Hallway

Providing access to the main open plan living space and the ground floor WC. Complete with stairs rising to the first floor.

WC

Featuring a modern matching two-piece suite, comprising a corner vanity unit with a hand wash basin and waterfall-style mixer tapware and an additional vanity unit housing a hidden system low-level WC.

Open Plan Living Space

Family Area 11' 3" x 13' 10" Min (3.43m x 4.21m)

The family area sits beautifully within the open plan layout, flowing seamlessly into the dining area and kitchen beyond. A window to the front aspect allows natural light to pour into the space, while attractive Karndean flooring runs throughout, enhancing the sense of continuity and style.

Open Plan Dining Area 13' 2" x 12' 0" (4.01m x 3.65m)

French style double doors open onto the rear patio, allowing natural light to flood the room. Access is provided to the formal lounge, while the dining area flows open plan into the kitchen, all complemented by the continued Karndean flooring throughout.

Lounge 16' 1" x 18' 0" (4.90m x 5.48m)

A stunning separate lounge, perfect for unwinding or entertaining in style. Flooded with natural light from the corner windows, it offers relaxing views over the rear garden. The central media wall creates a striking focal point, featuring an inset eye-catching fire and space for a wall-mounted TV, making it an inviting spot for cosy evenings or family movie nights.

Kitchen Area 9' 2" x 16' 2" (2.79m x 4.92m)

The beautifully planned kitchen features an extensive range of cream coloured shaker style wall, drawer and base units giving ample storage, complemented by contrasting work surfaces that wrap around to provide generous preparation space. An inset one and a half bowl sink with matte black mixer tapware sits beneath the window, enjoying views over the rear garden. Integrated appliances include a four-ring induction hob with glass splash back leading to the contemporary vertical extractor fan above, a fan assisted oven sits below the hob, further appliances include a full height larder style fridge and an integrated dishwasher.

Side Hallway

The side hall is accessed from the kitchen and provides access to the utility room and a useful additional entrance to the front of the property.

Utility Room 8' 1" x 8' 0" (2.46m x 2.44m)

The generous utility room features a range of matching wall and base units, complemented by a contrasting work surface with ample space for white goods. Home to the Viessmann gas central heating boiler. Completed with twin windows and a door overlooking the rear patio.

First Floor Landing

Providing access to all bedrooms and the family bathroom, the landing also features a shelved airing cupboard and an additional shelved storage cupboard for extra convenience.

Master Bedroom 13' 7" x 12' 2" (4.14m x 3.71m)

Located at the far end of the landing, the generous master bedroom enjoys a dual aspect with windows to the front and rear and direct access to the en suite bathroom.

Master En-Suite Bathroom 9' 5" x 5' 6" (2.87m x 1.68m)

The stylish three-piece en suite bathroom features a panelled bath with central chrome mixer tapware and handheld shower attachment. The vanity units house an inset hand wash basin with waterfall-style mixer tap and provides practical storage beneath, along with a further vanity unit home to the hidden system low-level WC. The bathroom is finished with striking mosaic tiling over the bath, complemented by additional tiling and tiled flooring, creating a modern and elegant feel.

Bedroom Two 9' 1" x 13' 6" (2.77m x 4.11m)

The second generous double bedroom is located to the front and features a built-in single wardrobe.

Bedroom Three 11' 8" x 8' 6" (3.55m x 2.59m)

The third double bedroom is situated at the front of the property, with a built in storage/wardrobe.

Bedroom Four 9' 6" x 9' 5" (2.89m x 2.87m)

The generous fourth bedroom is located at the rear of the property, overlooking the garden.

Bedroom Five 8' 7" x 7' 4" (2.61m x 2.23m)

Located close to the master suite, the fifth bedroom is perfect as a nursery or dressing room.



Family Bathroom

The family bathroom features a stylish four-piece suite, including an oval-shaped bath with swanneck freestanding taps and handheld shower, a double width walk-in shower with a fixed glazed screen and dual heads showers, one a fixed rainforest drencher style shower and a traditional riser shower. A vanity unit houses the hand wash basin with waterfall-style mixer tapware and a low-level WC. The room is beautifully finished with mirrored mosaic feature tiling, tiled walls, attractive flooring, and two vertical chrome heated towel radiators.

Externally

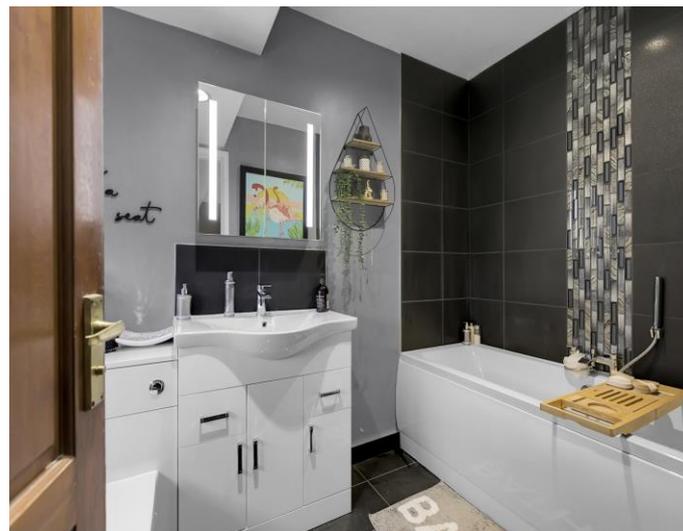
To the front, the private block-paved driveway provides ample parking, leading to the integral garage and separate carport. To the rear, the property enjoys a beautifully private garden, perfect for family life and entertaining. A large paved patio, accessed from the family and dining areas, offers an inviting spot to soak up the afternoon sun, host alfresco meals, or simply relax. Well-maintained borders add greenery and charm, while gated side access leads to a practical brick-built garden store.

Garage 19' 10" x 8' 9" (6.04m x 2.66m)

The garage features an electric roller-style entrance door and is fitted with both lighting and power, providing a practical and secure space.

Sellers Notes:

The property benefits from fully owned solar panels installed on the main roof, offering energy efficiency and reduced running costs.

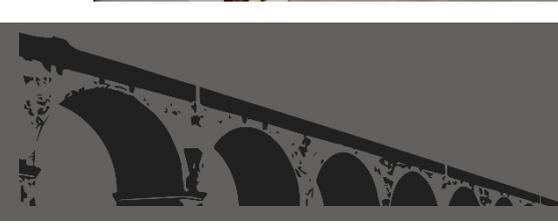


Location

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 a reputable 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 North West 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

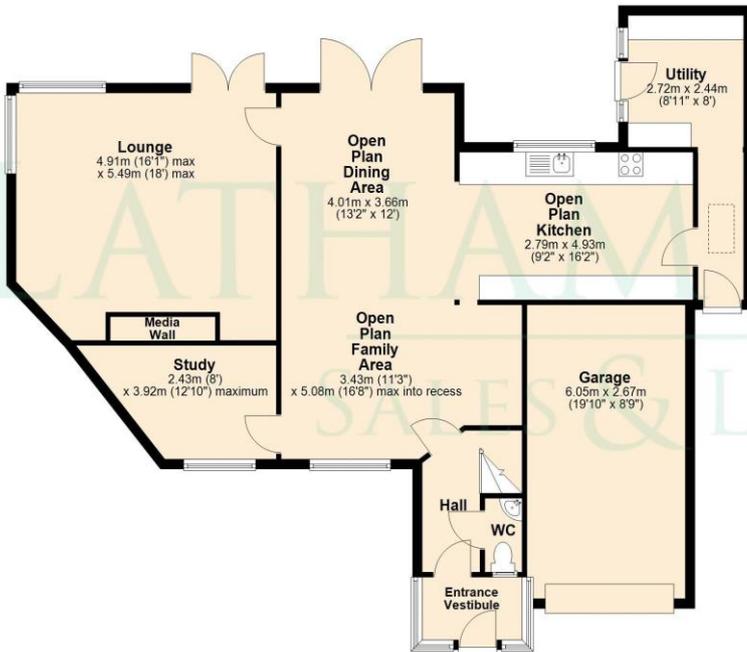


Directions

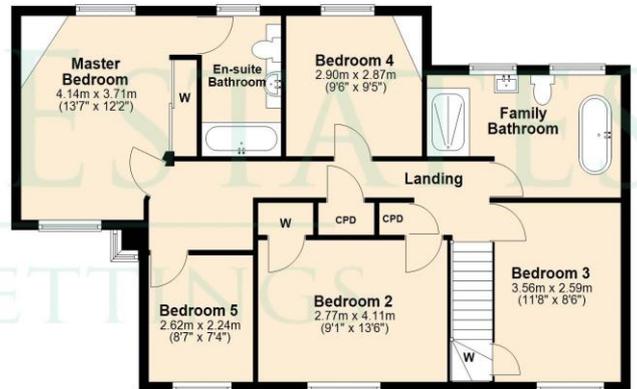
From our office 16 The Square, Holmes Chapel. CW4 7AB. Travel south on London Road (A50) to the main traffic lights turning right onto Chester Road, take the third left onto St. Andrews Drive, then turn right onto Balmoral Drive, continue along taking the fourth turning on the right. Where the property can be found at the head of the cul-de-sac. Post Code: CW4 7JJ Viewing Strictly by Appointment



Ground Floor



First Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrative 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.