

**Guide Price £585,000**



**Extended Double Fronted Detached Property**

**Open Plan Stylish kitchen to Dining Area**

**Four Bedrooms ,En-Suite & Smart Family Bathroom**

**Three reception rooms with open-plan living**

**Open Plan Family room with Lantern Style Roof**

**Private Driveway and Detached Single Garage**



## Introduction

A most attractive double-fronted detached family home, thoughtfully extended and beautifully maintained by the current owners to create exceptional, ready-to-move-into accommodation perfectly suited to modern family living. The property

offers three reception rooms, one seamlessly open plan with the dining kitchen, providing a superb social hub for everyday life and entertaining. Additional highlights include a formal lounge, a versatile second reception room, four well-proportioned bedrooms, a contemporary three-piece en-suite, and a stylish family bathroom. Ideally positioned on the sought after Alder Way development, the home enjoys easy access to the village centre, highly regarded schools, and the train station, making it an excellent choice for those seeking the best of village life. In more detail: A welcoming entrance hallway sets the tone with striking Karndean herringbone style flooring, flowing throughout much of the ground floor. The

spacious lounge features a large box bay window that floods the room with natural light, complemented by an eye-catching media wall with log-effect fire perfect for cosy evenings. The second reception room offers excellent flexibility, ideal as a study, playroom, or additional sitting room. At the heart of the home, the beautifully designed dining kitchen provides a range of contemporary light-grey matt units offering ample storage, alongside a central breakfast bar creating

a fantastic social space. The kitchen opens effortlessly into the generous dining area, enhanced by stylish feature panelling and double doors connecting to the lounge, ideal for family gatherings and entertaining. The dining area continues into the extended family room, featuring a lantern style roof light and French doors opening onto the rear garden, creating a bright and inviting space for modern living. To the first floor, four well-proportioned bedrooms are arranged around a central landing. The principal bedroom benefits from a smart three-piece en-suite shower room, while the remaining bedrooms are served by a contemporary three-piece family bathroom. Externally: To the front, a private driveway provides off-road parking for two vehicles and leads to a detached single garage. The rear garden has been designed for low-maintenance enjoyment, featuring a central artificial lawn, raised flower beds adding colour and interest and two corner paved patio, perfect for outdoor dining and relaxing on sunny afternoons.

**EPC Rating - B**

**Council Tax Band - E - Cheshire East**

**Tenure – Freehold with a Maintenance Charge**

## ACCOMMODATION

### Entrance Hallway

A welcoming hallway with stairs rising to the first floor, featuring a cleverly concealed under-stairs storage system with pop out storage units. The eye-catching Karndean herringbone style flooring sets the standard throughout most of the ground floor.

### Lounge 19' 5" Max into Bay x 10' 8" (5.91m x 3.25m)

The spacious lounge set to the front aspect, features a striking media wall housing the TV and a smart glass fronted log effect fire, creating an attractive focal point. A generous box bay window provides excellent natural light and space for furniture, while double doors open through to the dining area, making it ideal for family gatherings and entertaining.

### Study/Playroom 10' 1" x 8' 5" (3.07m x 2.56m)

A versatile front facing reception room, currently used as a playroom, but equally well suited as a home office, second sitting room, or hobby room.

### Open Plan Living Kitchen, Dining and Family Room

#### Kitchen Area 10' 0" x 12' 4" (3.05m x 3.76m)

Sitting seamlessly open plan to the dining area, the stylish light grey matt kitchen offers an extensive range of wall, drawer and base units, complemented by flowing worktops that extend into a central breakfast bar for more informal dining. Integrated appliances include Bosch four ring gas hob with chimney style extractor, Bosch fan assisted oven with grill, dishwasher, under counter fridge and separate freezer. The one and a half bowl sink with chrome mixer tapware sits beneath a window overlooking the rear garden, completed with access to the separate utility and continuation of the attractive Karndean flooring.

#### Dining Area 10' 0" x 14' 11" (3.05m x 4.54m)

A lovely space for both formal dining and family gatherings, the spacious dining area is enhanced by elegant panelled walls that add a chic, stylish feel. Sitting seamlessly open plan to the family room, it creates a superb layout perfectly suited to today's modern living.

### Family Room 10' 3" x 13' 8" (3.12m x 4.16m)

A fantastic addition to the home, the extended family room provides the perfect space for the whole family to come together. A stylish lantern style roof window floods the room with natural light, complemented by French doors with adjoining full-height glazing overlooking the rear garden, seamlessly bringing the outdoors in. A further side window enhances the light filled feel, with Karndean flooring continuing to complete this superb modern living space.

### Utility Room 6' 4" x 2' 11" (1.93m x 0.89m)

A practical separate utility room provides the ideal space to conceal free standing white goods. Home to the wall mounted gas central heating boiler and is fitted with a base unit and single drainer sink with mixer tapware, with access leading through to the ground floor WC.

### WC

Fitted with a matching two piece suite comprising: Low-level WC and wall mounted hand wash basin with chrome mixer tapware, complemented by a heated towel rail, coordinated splashback tiling and the continuation of the Karndean flooring.

### First Floor Landing

Providing access to all bedrooms and the family bathroom, the landing is completed by a cupboard housing the hot water system.

### Master Bedroom 11' 0" x 12' 7" to front of wardrobe (3.35m x 3.83m)

The principal generous bedroom is located to the front aspect, featuring a recessed area ideal for freestanding or fitted wardrobes, with access to the en-suite shower room.

### En-suite

A smart three piece en-suite shower room, featuring a double width walk-in shower with mains mixer dual heads, one fixed drencher style and one traditional riser, concealed low-level WC and semi-pedestal hand wash basin with chrome mixer tapware. Completed with stylish tiled walls, contrasting tiled flooring and a heated towel rail.



## **Bedroom Two** 11' 1" x 10' 7" *L-Shaped Both Maximum measurements (3.38m x 3.22m)*

Located to the rear aspect is the L-shaped second bedroom, featuring a recessed area ideal for wardrobes or cabin bed style furniture.

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

A good sized third bedroom located to the rear aspect.

## **Bedroom Four** 10' 3" x 8' 7" (3.12m x 2.61m)

A versatile bedroom located to the front aspect with recess space for a desk and a recessed area for wardrobes, complemented by a built in over stairs wardrobe.

## **Family Bathroom**

The family bathroom features a stylish three-piece suite, comprising a panelled bath with central chrome mixer tapware, wall-mounted mains mixer shower with screen, hidden cistern low level WC and semi-pedestal hand wash basin with chrome mixer tapware. Coordinated tiled walls and attractive flooring complete the modern look.

## **Externally**

The private driveway, leading to a detached single garage, provides convenient off road parking, while a pathway guides you to the welcoming entrance porch. The rear garden has been designed for relaxed, low maintenance living, featuring a central artificial lawn and raised flower beds adding bursts of colour. Two corner patio offers the perfect spot for alfresco dining, afternoon drinks, or simply soaking up the sun.

## **Garage** 20' 2" x 10' 0" (6.14m x 3.05m)

With up and over main entrance door, completed with light and power points and useful loft storage.



## **Location**

**Holmes Chapel** is a highly sought-after Cheshire village, renowned for its attractive and vibrant centre. The village offers a comprehensive range of day-to-day shopping facilities, combining an excellent selection of independent retailers with well-known high-street names. Set amidst the beautiful Cheshire countryside, Holmes Chapel is ideal for those who enjoy the outdoors, with the picturesque Dane Valley quite literally on the doorstep, providing wonderful walking and leisure opportunities. The village is particularly well served for families, boasting two highly regarded primary schools and secondary school. A variety of pubs and restaurants can be found both within the village and the surrounding area, offering something to suit every taste. For commuters, Holmes Chapel benefits from its own railway station, providing regular services to Manchester, Manchester Airport, and Crewe mainline station. Excellent road connectivity is also available, with access to the North West motorway network via Junction 18 of the M6.

## **Tenure**

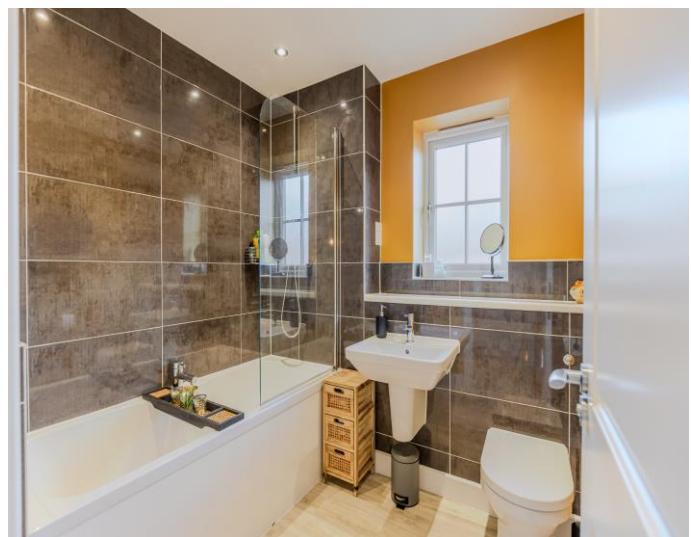
We have been informed the property is Freehold. A development maintenance charge applies per annum.

Approx ??????? Subject to change.  
Correct at the time of listing.  
We recommend you check these details with your  
Solicitor/Conveyancer

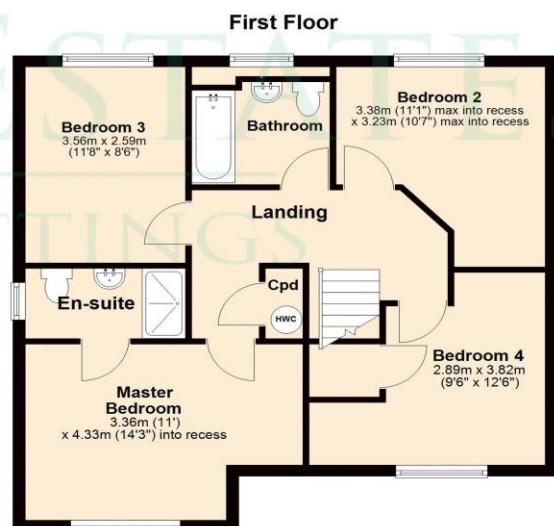
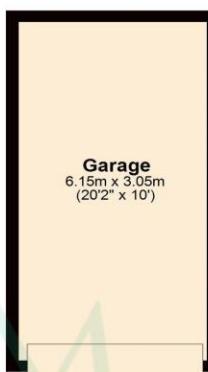
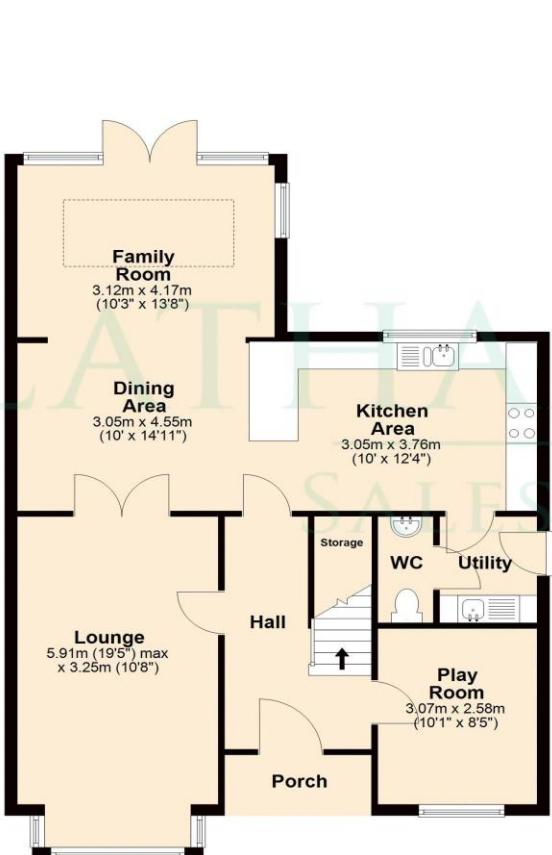


## Directions

From our office 16 The square, CW4 7AB travel to the mini roundabouts (A50) London Road, take the third exit onto Macclesfield Road, travel along, upon reaching the next roundabout, take the first exit left onto Alder Way. Take the first left onto Holly Close, where the property can be found on the right-hand side. Post Code: CW4 8AE  
Viewing Strictly by Appointment



Ground 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.