

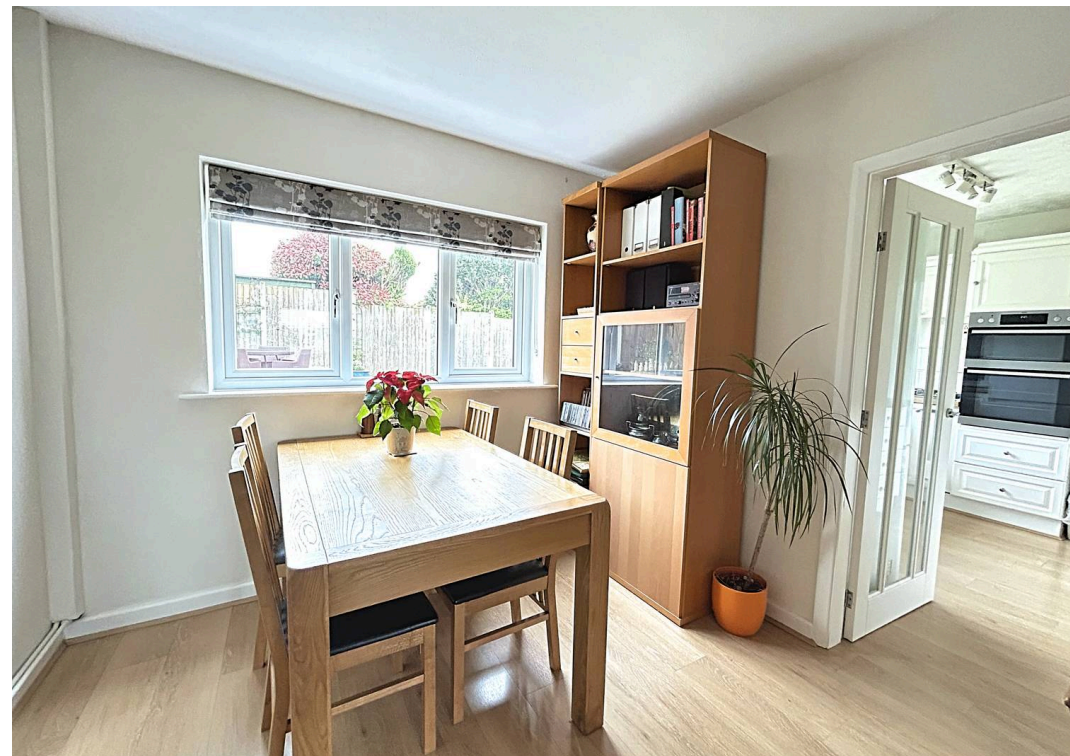


3 Sedbergh Close, Holmes Chapel, CW4 7LD

£500,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



3 Sedbergh Close

Holmes Chapel, Crewe

Immaculate four bed detached home with three receptions, en-suite, utility, private garden, garage storage, and driveway in a sought after area. Ideal for families seeking space and comfort.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A well maintained detached family home on a sought after development
- Three reception rooms - a living room to the front, dining room and snug/office both overlooking the garden
- Kitchen with ample storage and a downstairs WC
- Four bedrooms to the first floor, three with built in wardrobes
- En-suite and very useful utility room to the master bedroom
- Three piece family bathroom
- Enclosed rear garden
- Driveway providing off road parking and garage storage



3 Sedbergh Close

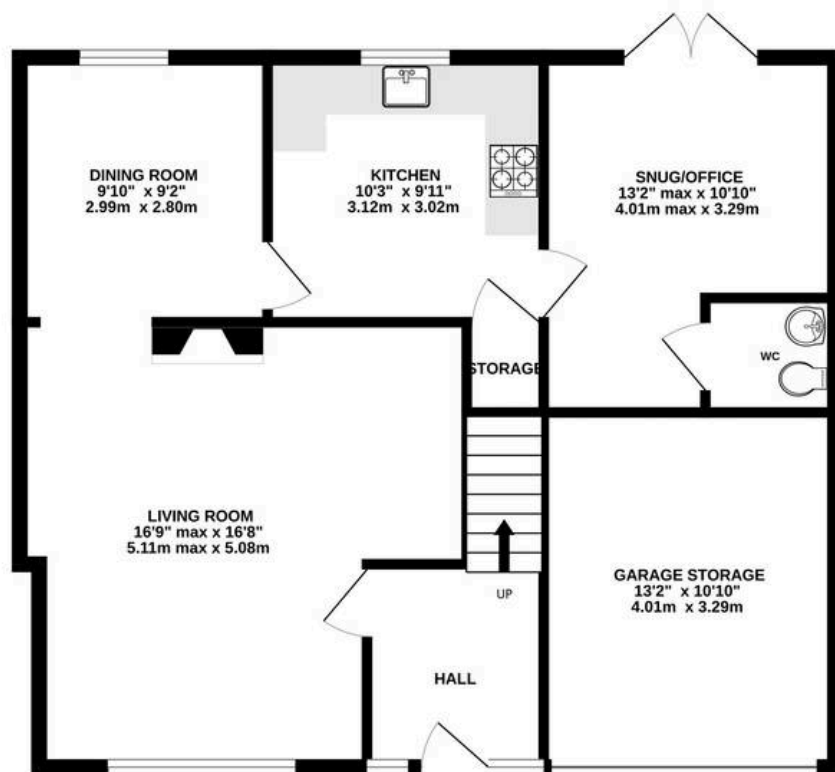
Holmes Chapel

The property is exceptionally well maintained and thoughtfully arranged, with three versatile reception rooms including a welcoming living room to the front, a light-filled dining room and a snug or office both overlooking the rear garden. The kitchen is generously proportioned, featuring ample storage and worktop space, while a convenient downstairs WC adds to the practicality of the layout. Upstairs, four well-proportioned bedrooms provide comfortable accommodation, with three benefitting from built in wardrobes. The master bedroom boasts its own en-suite shower room and a very useful utility room, ideal for laundry or additional storage. A contemporary three piece family bathroom serves the remaining bedrooms. The property is presented in excellent decorative order throughout, making it ready for immediate occupation.

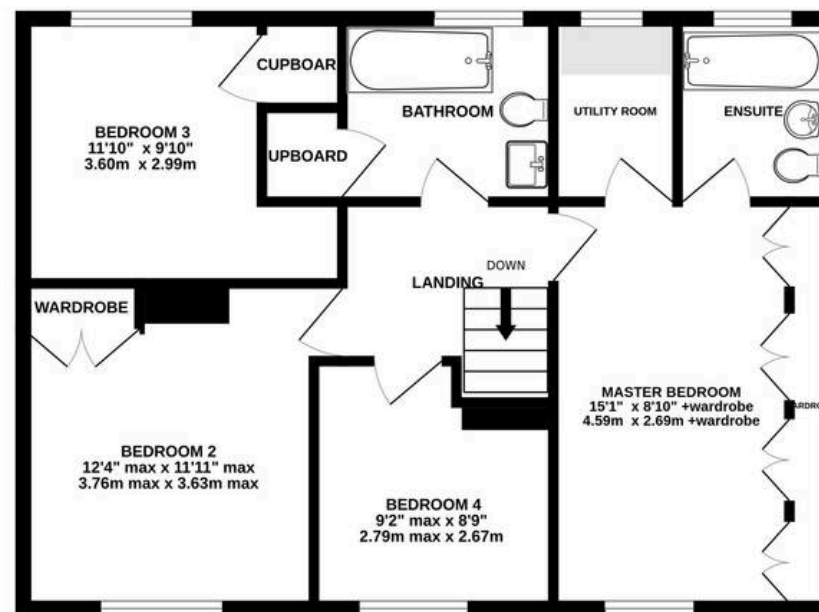
Externally, the house enjoys a private and enclosed rear garden, perfect for children to play safely or for relaxing outdoors during warmer months. The garden is mainly laid to lawn with wood effect porcelain tiled patio areas, offering an ideal space for alfresco dining or entertaining guests. Mature shrubs and fencing provide a good degree of privacy and a pleasant outlook. To the front, a driveway allows for off road parking and leads to a garage which offers further storage. The overall plot is well maintained, with attractive borders and pathways enhancing the kerb appeal of the property. This home's outside space is designed to meet the needs of a growing family, combining practicality with the opportunity to enjoy outdoor living in a peaceful residential setting. With its desirable location and excellent outdoor amenities, this property represents a fantastic opportunity for those seeking a spacious and well appointed family home.



GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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