



8 Arran Close, Holmes Chapel, CW4 7QP

£480,000

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**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

8 Arran Close

Holmes Chapel

Well presented four bed detached in quiet cul-de-sac near Holmes Chapel School. Modern kitchen, conservatory, south facing garden, garage store, no chain. Ideal for families. Freehold.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Situated in a cul-de-sac within easy reach of Holmes Chapel comprehensive and the village centre
- Freehold property with no onward chain
- Living room opening out to the dining area
- Kitchen with ample storage and large utility area
- Spacious Conservatory with doors opening to the garden
- Four well proportioned bedrooms
- Modern three piece bathroom
- En-suite and Built in wardrobes to master bedroom
- Private south facing rear garden with views over Cheshire countryside
- Garage store and off-road parking for two cars



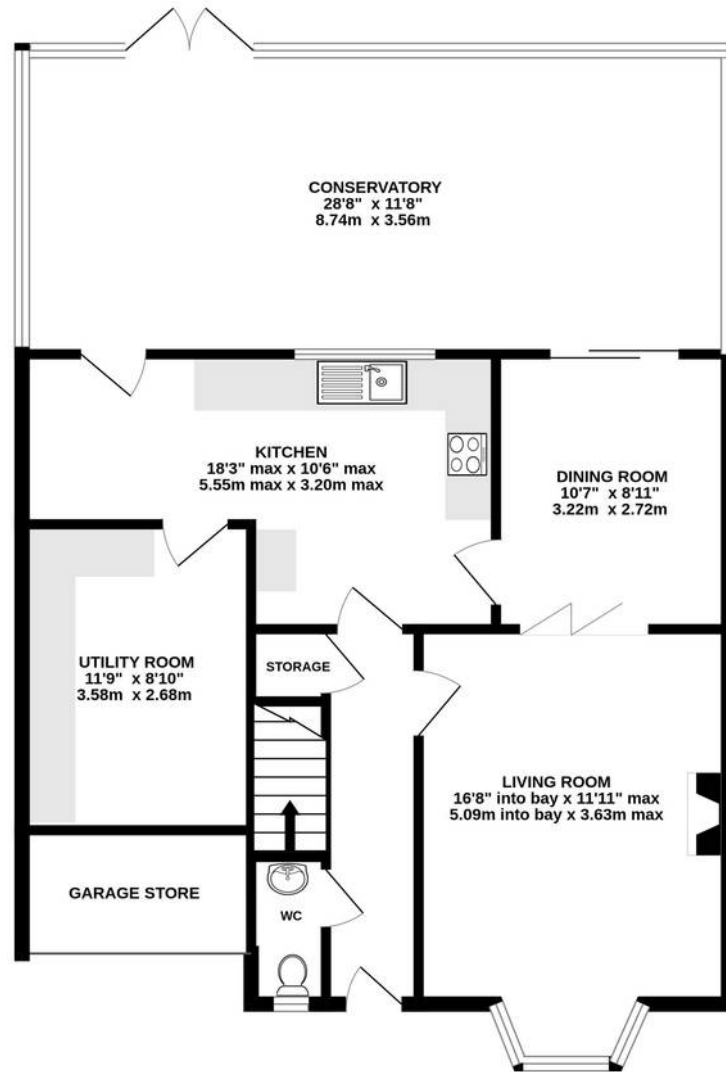
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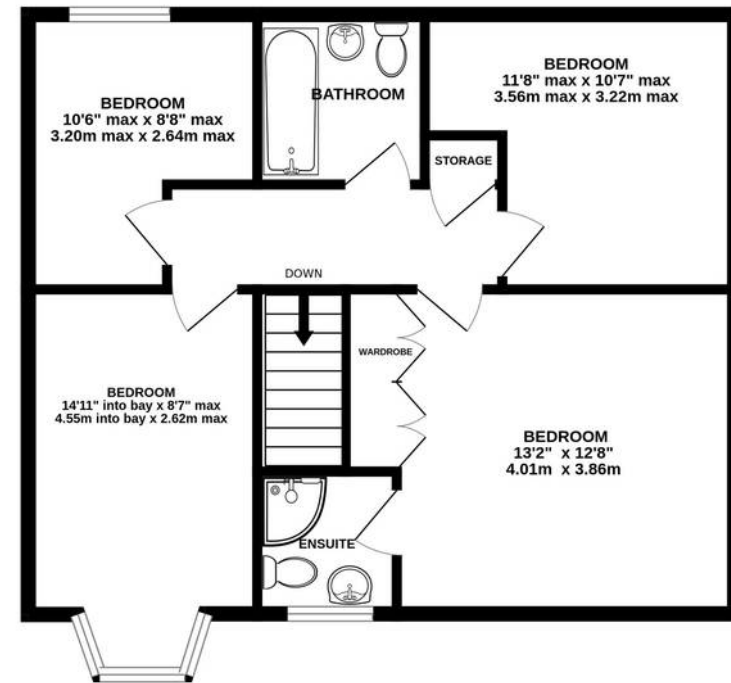
This well presented four bedroom detached house is ideally situated in a quiet cul-de-sac, offering a peaceful setting within easy reach of Holmes Chapel Comprehensive School and the village centre. The property is offered on a freehold basis with no onward chain, making it an attractive proposition for families and those seeking a straightforward move. The ground floor accommodation comprises a welcoming entrance hall, a spacious living room that opens seamlessly into the dining area, and a modern kitchen with ample storage and a large adjoining utility area. A bright and airy conservatory provides additional living space and enjoys direct access to the rear garden, creating an ideal spot for relaxing or entertaining. Upstairs, there are four well proportioned bedrooms, including a master suite with built in wardrobes and a contemporary en-suite shower room. A stylish three piece family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all residents. The outside space is equally impressive, featuring a private, south facing rear garden that enjoys open views over the picturesque Cheshire countryside. The garden is mainly laid to lawn with mature borders and a patio area, offering the perfect setting for outdoor dining or family gatherings. To the front, there is off-road parking for multiple vehicles, as well as access to a garage store providing valuable storage space for bikes, garden equipment, or additional belongings. The cul-de-sac location ensures minimal passing traffic and a safe environment for children to play. With its combination of spacious interiors, modern finishes, and attractive outdoor space, this property offers an excellent opportunity to enjoy village life with the convenience of local amenities and transport links close at hand. Early viewing is highly recommended to fully appreciate all that this desirable home has to offer.



GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1619 sq.ft. (150.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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