



Attractive Detached Family Home

Stylish Open Plan Kitchen with French Doors

Two Further Spacious Bedrooms

Bright Lounge with Feature Bay Window

Master Bed with Dressing Area & En-suite

Stylish Main Family Bathroom





## Introduction

This beautifully presented detached property enjoys a peaceful position within the highly desirable Bluebell development on the south side of Holmes Chapel. Built by Bloor Homes, the home has been maintained to an exceptional standard throughout, offering stylish and ready-to-move-into accommodation ideal for modern family living. The home opens with a welcoming entrance hallway providing access to the majority of the ground floor. To the front, the spacious lounge features a traditional walk-in box bay window, allowing natural light to flood the room and creating a bright, airy atmosphere. To the rear, the stylish open-plan dining kitchen is a true highlight, fitted with a range of contemporary high-gloss white units offering excellent storage, while still leaving ample space for a dining table. French doors open directly onto the south-westerly facing rear garden, perfect for enjoying the sunshine. A separate utility room provides further convenience and leads to a smart ground floor WC/cloakroom. The turn flight staircase ascends to the first-floor landing, which leads to three generously sized bedrooms. The master bedroom, positioned to the front, benefits from a modern en-suite shower room accessed via a walk-through dressing area, complete with a built-in mirrored wardrobe and an additional deep wardrobe. The two further well-proportioned bedrooms are located at the rear and are served by a sleek, three-piece family bathroom. Externally, a tandem driveway to the side of the property offers ample private off-road parking and leads to a semi-detached single garage. The rear garden, enjoying a south-westerly aspect, is mainly laid to lawn with panelled fencing and a paved patio area, ideal for alfresco dining and outdoor entertaining.

EPC Rating – B

Council Tax – D – Cheshire East

Tenure – Freehold with a Maintenance Charge

## ACCOMMODATION

### Ground Floor

#### Entrance Hallway

A bright and welcoming entrance which features the turn flight stairs ascending to the first floor and attractive flooring that continues seamlessly through to the kitchen. Doors lead into both the lounge and the dining kitchen, setting the tone for the stylish accommodation throughout.

#### Lounge 15' 6" x 11' 2" (4.72m x 3.40m)

A bright and spacious reception room to the front aspect, featuring a traditional walk-in box bay window that floods the space with natural light and provides extra room for freestanding furniture. A perfect evening retreat.

#### Open Plan Dining Kitchen 10' 6" x 14' 8" (3.20m x 4.47m)

A fantastic open plan dining kitchen positioned to the rear of the property, perfectly placed to enjoy views over the sunny south-westerly garden. The kitchen is fitted with a substantial range of sleek, high-gloss white wall, drawer, and base units, providing excellent storage, complemented by contrasting work surfaces that offer generous preparation space. High quality Bosch appliances are seamlessly integrated, including a four-ring electric hob with chimney style extractor above, a fan-assisted double oven and grill, a dishwasher, and a larder-style fridge and freezer making the kitchen as practical as it is stylish. The dining area sits to the centre to the room, a well-proportioned space, with ample room for a family table and chairs. Double French doors, framed by full-length windows, flood the space with natural light and open directly onto the rear garden, creating a wonderful indoor-outdoor flow that's ideal for family living and entertaining alike.

#### Utility Area

Fitted with a matching high gloss wall unit housing the gas central heating boiler, together with a coordinating base unit and work surface. Beneath, there is space and plumbing for a washing machine, offering both practicality and a seamless finish. A door leads conveniently to the ground floor cloakroom.

### WC/Cloakroom

A stylish ground floor cloakroom fitted with a modern white two-piece suite. Comprising: Low-level WC and wall-mounted wash hand basin with chrome mixer tap, complimented tiled splashback.

### First Floor

#### Landing

A bright and airy first-floor landing with a side aspect window that floods the space with natural light. Doors lead to the majority of the first floor rooms and a built-in storage/linen cupboard adds practical convenience.

#### Master Bedroom 11' 10" x 9' 6" (3.60m x 2.89m)

A generously sized room positioned to the front aspect, featuring a walk through dressing area with built-in mirrored wardrobes and additional deep storage, leading seamlessly to a modern en-suite shower room.

#### Dressing Hall

A well appointed walk through space offering excellent storage, featuring a double built-in mirrored wardrobe and an additional door leading to a generous wardrobe/storage cupboard, seamlessly connecting the master bedroom to the en-suite.

#### Master En-Suite

A stylish three piece en-suite featuring a double width walk in tiled shower with mains mixer shower, low level WC and a semi pedestal wash hand basin with chrome mixer tap, completed with stylish tiling, combining modern design with practical functionality.

#### Bedroom Two 10' 4" x 8' 5" (3.15m x 2.56m)

A generously second sized double bedroom positioned to the rear aspect, offering ample space and natural light, perfect for family or guest use.

#### Bedroom Three 10' 3" x 8' 0" (3.12m x 2.44m)

A spacious single bedroom at the rear of the property, filled with natural light and ideal as a bedroom, study or flexible living space.



### Family Bathroom

An attractive family bathroom fitted with a matching white three-piece suite comprising: Panelled bath with chrome mixer tap and wall-mounted shower attachment, low-level WC, and a wall-mounted wash hand basin with chrome mixer tap, combining style and functionality for everyday family use.

### Externally

This stunning property offers a welcoming cul-de-sac location, being set away for the thoroughfare. The tandem driveway is set to the side and leads to the detached garage, both providing ample private off-road parking. The south-westerly facing rear garden is a real highlight predominantly laid to lawn with a sizeable paved patio, perfect for summer entertaining or relaxing in the sunshine. Enclosed by panelled fencing with gated access to the driveway, it offers both privacy and convenience, creating an ideal outdoor retreat for family life.

### Garage

Up and over entry door completed with light and power plus eaves storage space.



### Location

Holmes Chapel really does tick a lot of boxes. Nestled in the heart of Cheshire, it blends countryside charm with practical convenience. The village centre is a lively hub, offering everything from boutique shops to well-known high street brands. Whether you're popping out for essentials or browsing for something special, it's got you covered. Nature lovers will appreciate the proximity to the Dane Valley, perfect for scenic walks and weekend rambles. Families are well served too, with two excellent primary schools and a secondary school right in the village. And when it comes to dining or unwinding, the local coffee shops, ice cream parlour, pubs and restaurants offer plenty of choice. Commuters have it easy with Holmes Chapel railway station connects directly to Manchester, the airport, and Crewe, making travel smooth and stress-free. Plus, with Junction 18 of the M6 nearby, road access across the Northwest is a breeze.

### Tenure

We have been informed the property is Freehold.

A site maintenance charge TBC

Correct at the time of listing.

We recommend you check these details with your Solicitor/Conveyancer



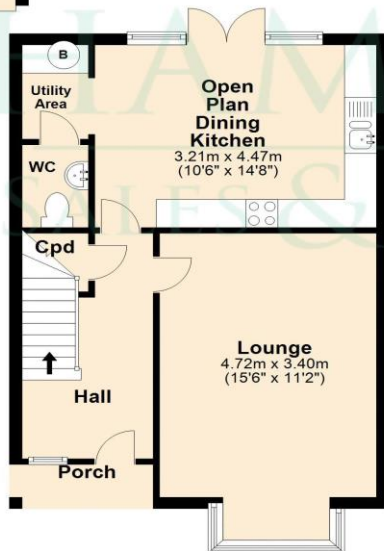
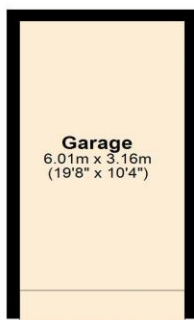


## Directions

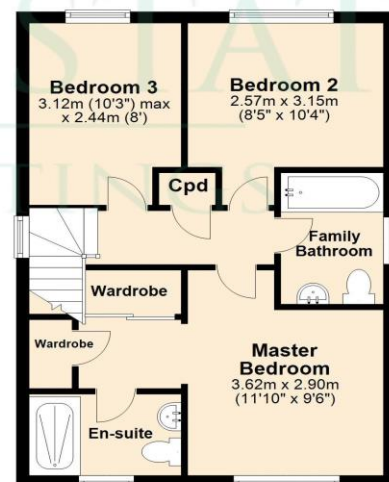
From our office 16 The Square, Holmes Chapel. CW4 7AB, travel south through the village on London Road to the traffic lights, continue through the traffic lights staying on London Road (A50) taking the right hand turn onto Bluebell Road (New Bloor Development). Continue along Bluebell Road, take the first left into the cul-de-sac, where the property can be found on the right hand side. Post Code: CW4 7FX  
Viewing Strictly by Appointment



Ground Floor



First Floor



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