



**Chapel Close, Holywell Green, HX4 9BF**  
**£575,000**

**E&H** Holmes  
ESTATE AGENTS

Set in a desirable location with views across open fields from the garden, this executive detached home offers spacious and flexible family living.

The ground floor features a welcoming entrance hall with an attractive galleried staircase, a large lounge, and a superb living/dining kitchen with log burner, opening through to a well-proportioned conservatory. A practical utility room, cloakroom, and ground-floor study complete the layout, perfectly suited to modern family life and home working.

Upstairs, there are four generous bedrooms. The master suite boasts dual-aspect windows, a dressing room, and a stylish en-suite shower room. A contemporary four-piece house bathroom serves the remaining bedrooms.

Externally, the property benefits from a double garage with EV charging point, gated driveway parking, and a garden with beautiful open views over adjoining fields.

A truly impressive family home combining modern comfort with scenic surroundings – early viewing is highly recommended.



## Ground Floor:

### Entrance Hall

Understairs cupboard. Radiator. Composite door to front elevation.

### Cloakroom

Wash hand basin. Low flush W.C. Partially tiled. Radiator. UPVC double glazed window to rear elevation.

### Study 12'6" x 9'11" (3.833 x 3.027)

Radiator. UPVC double glazed windows to rear and side elevation.

## Split Level One

### Lounge 20'3" x 15'9" (6.189 x 4.819)

Gas stove. Two designer radiators. UPVC double glazed windows to front and side elevations.

## Ground Floor:

### Living / Dining Kitchen 16'0" x 9'5" + 17'9" x 9'10" (4.887 x 2.880 + 5.422 x 3.019)

Fitted kitchen with wall and base units. One and a half bowl composite sink. Granite work surfaces. Dual fuel Range cooker (included). Stainless steel and glass cooker hood. Integrated dishwasher. Designer radiator. Log burner. Tiled floor. UPVC French doors leading to conservatory. UPVC double glazed door leading garden. UPVC double glazed windows to front, rear and side elevations.

### Utility Room 5'2" x 4'8" (1.578 x 1.440)

Plumbing for washing machine.

### Conservatory 12'11" x 11'0" (3.958 x 3.373)

UPVC constructed conservatory. Designer radiator.

## First Floor:

### Landing

Stairs leading from Entrance Hall. Stairs leading to Second Split Level. Radiator.

### Bedroom Two 12'5" x 10'0" (3.799 x 3.050)

Radiator. UPVC double glazed windows to front and side elevations.

### Bedroom Three 12'6" x 9'10" (3.835 x 3.020)

Radiator. UPVC double glazed window to side elevation.

### Bedroom Four 8'8" x 8'10" (2.652 x 2.701)

Radiator. UPVC double glazed window to front elevation.

### Bathroom

Wash hand basin. Low flush W.C. Free standing bath with mixer taps. Separate shower cubicle. Partially tiled. Extractor fan. Chrome towel radiator. UPVC double glazed window to rear elevation.

## Split Level Two:

### Master Bedroom 12'8" x 15'10" (3.868 x 4.838)

Feature brick wall. Radiator. UPVC double glazed windows to front and side elevations.

### Dressing Room 7'1" x 7'3" (2.174 x 2.214)

Loft access.

### En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Extractor fan. Chrome towel radiator. UPVC double glazed window to rear elevation.

### Garage

Electric roller doors. Power. Light. EV point. Boiler (installed June 2025).

### Parking

Gated block paved driveway.

### Rear Garden

Lawn and patio garden with decking area, shed and outside tap.

### Council Tax Band

F

### Location

To find the property, you can download a free app called

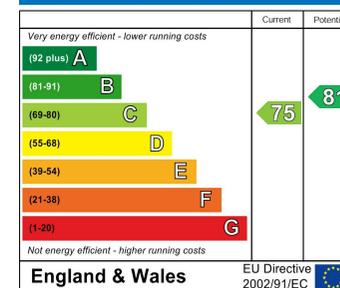
What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
oldest.types.mice

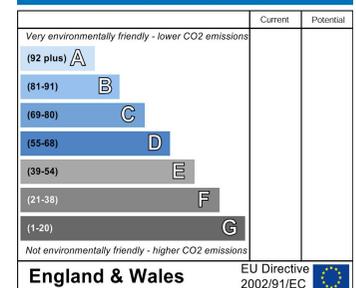
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### Energy Efficiency Rating

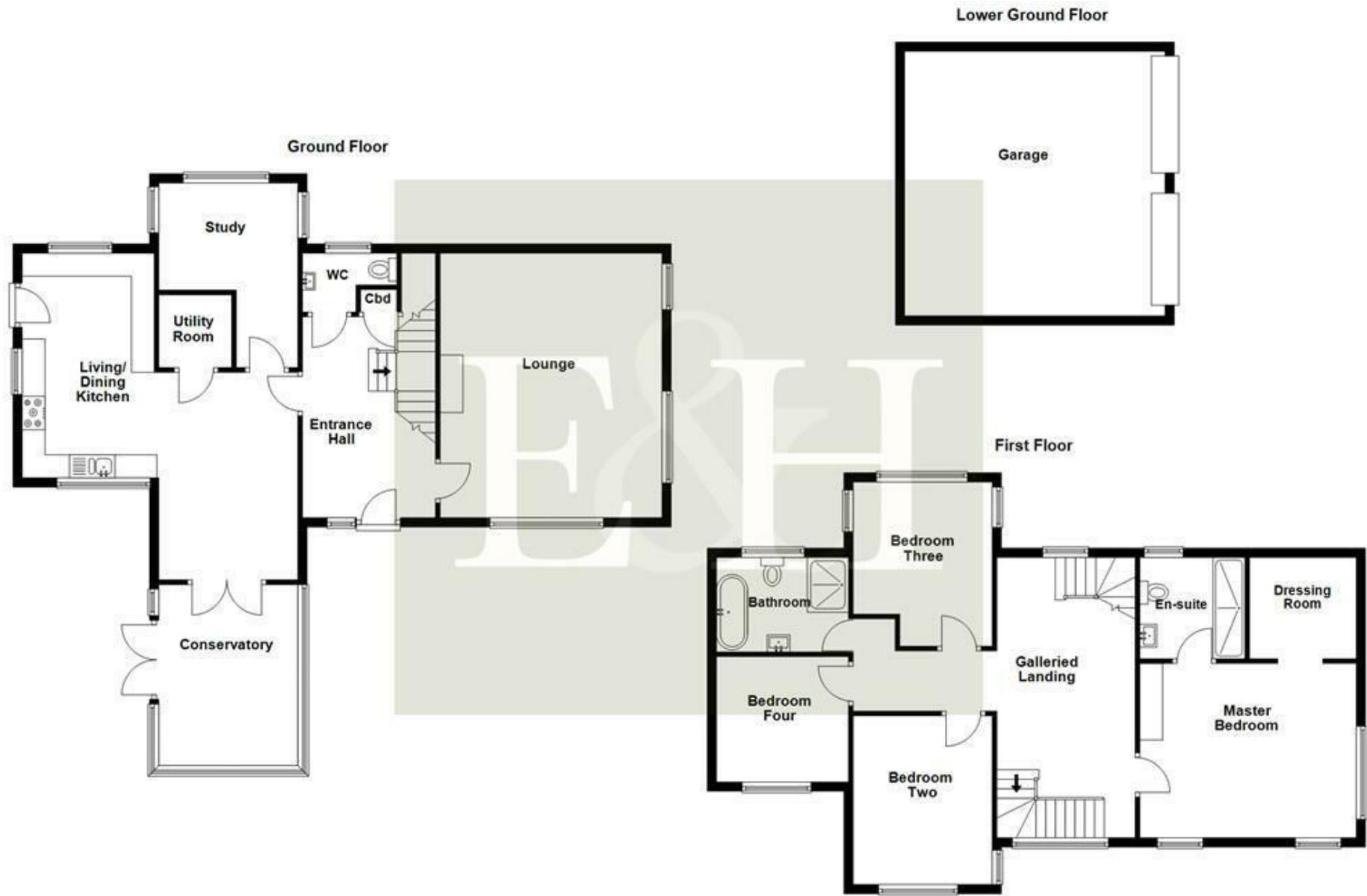


### Environmental Impact (CO<sub>2</sub>) Rating









All measurements are approximate and for display purposes only  
 Plan produced using PlanUp.