



**Immaculate Three Bedroom Detached Home**

**Bright Spacious Lounge**

**Smart Four Piece Family Bathroom**

**Quiet cul-de-sac on the Popular Lakes Estate**

**Stylish Open Plan Modern Kitchen**

**Driveway Parking and Landscaped Garden**



## Introduction

An immaculately presented three bedroom detached family home, offering bright and deceptively spacious accommodation that has been meticulously maintained by the current owners to an exceptional standard. Presented in true move-in ready condition, the property occupies a quiet cul-de-sac position on the highly sought-after Lakes Estate, perfectly placed for village life and easy access to Holmes Chapel's excellent schools. The property is approached via a welcoming entrance hallway, finished with stylish tiled flooring and providing access to the majority of the ground floor accommodation. A generous and light filled lounge sits to the front of the home, enhanced by a large picture window that allows natural light to flood the space. To the rear, the impressive open plan dining kitchen forms the heart of the home, featuring a substantial range of sleek high gloss white units offering storage in abundance, complemented by granite sparkle work surfaces that wrap around to provide excellent preparation space. The dining area enjoys delightful views over the rear garden through French doors, seamlessly blending indoor and outdoor living. The ground floor is completed by a spacious cloakroom/WC. To the first floor, a bright landing leads to the generous principal bedroom, fitted with an extensive range of smart built-in furniture providing excellent storage. A further well proportioned double bedroom overlooks the rear garden, while the third bedroom, a good size single, is positioned to the front. The accommodation is complemented with a contemporary four-piece family bathroom finished to a high standard. Externally, the property continues to impress. An extensive block paved driveway provides ample off-road parking for several vehicles and leads to the entrance and garage store. The rear garden has been thoughtfully designed for low maintenance enjoyment, featuring a large paved patio ideal for summer entertaining, with steps rising to a raised lawn area and an additional paved seating area perfectly positioned to enjoy the afternoon sun. This versatile outdoor space offers an ideal setting for both relaxation and family life. External access is provided to the partially converted garage, creating a flexible space ideal for a home office, studio or gym.

EPC Rating – C      Council Tax Band - D - Cheshire East      Tenure - Freehold

## ACCOMMODATION

### Entrance Hallway

A welcoming entrance hallway with panel windows either side of the front door, flooding the space with natural light. Finished with stylish tiled flooring, continuing through to the ground floor WC. Completed with stairs rising to the first floor.

### Lounge 15' 2" Max into Recess x 14' 8" (4.62m x 4.47m)

A bright and generously proportioned front facing lounge, offering ample space for a full range of furniture. Enhanced by a large picture window allowing natural light to flood the room. Completed with a double opening, seamlessly leading through to the dining kitchen.

### Open Plan Dining Kitchen 9' 10" x 19' 4" (2.99m x 5.89m)

Open plan to offer a beautiful space for the growing family and formal entertaining. The kitchen has been designed to provide an extensive range of matching white high gloss wall, drawer and base units, delivering storage in abundance. The smart contrasting granite sparkle work surface flows round the kitchen to provide ample preparation space and continues with matching granite splash back and windowsill plus hob splash back. The inset one and a half bowl sink unit with swan neck chrome mixer tapware sits below the window overlooking the rear garden. Integrated four ring Neff Induction hob with chimney style extractor over along with integrated Neff double electric oven and grill. Ample space for free standing appliances. The dining area enjoys a view over the rear garden via French doors leading to the extensive paved patio. This beautiful dining kitchen is completed with contrasting tiled flooring and two stylish vertical radiators.

### Ground Floor WC

Offering a matching modern white two-piece suite comprising a low-level WC and wall-mounted hand wash basin with chrome tapware. The room is completed by a window to the side aspect and a concealed wall-mounted gas central heating boiler.

### First Floor Landing

Featuring a bright and substantial window to the side aspect, open spindle balustrade, loft access, and access to all rooms.

### Master Bedroom 12' 1" x 10' 10" (3.68m x 3.30m)

Located to the front aspect, the generously sized principal bedroom offers an extensive range of smart built-in bedroom furniture finished in a neutral colour. This comprises twin double wardrobes with a matching central dressing table, together with a further matching half wardrobe and six-drawer unit beneath, providing storage in abundance.

### Bedroom Two 10' 1" x 10' 0" (3.07m x 3.05m)

A well-proportioned second double bedroom, located to the rear aspect, complete with a generous single wardrobe offering excellent hanging rail space and shelving.

### Bedroom Three 9' 0" x 8' 3" (2.74m x 2.51m)

A generous single bedroom, located to the front aspect, offering flexible space for a variety of uses.

### Family Bathroom

This stylish bathroom showcases a smart, contemporary matching white four-piece suite, comprising: A larger generous panelled bath with chrome mixer tapware, a sleek glazed quadrant style corner walk in shower with dual shower heads including a fixed rainfall head and flexible riser shower, low-level WC and a smart vanity hand wash unit with chrome tapware with useful twin drawers beneath. The space is beautifully finished with complementary tiled walls, smart contrasting flooring, wall mounted chrome heated towel rail, inset ceiling spot lighting, and a window, creating a bright and inviting room perfect for relaxation.



## Externally

### Front Aspect

#### Front Aspect

An attractive approach to the property is provided by an extensive block paved driveway offering extensive private off-road parking and leading to the main entrance and converted garage store. To one side sits a neatly lawned garden, enhanced by inset herbaceous shrubs, creating a welcoming first impression.

#### Rear Garden

A generous paved patio provides the perfect space to relax and enjoy the garden, ideal for summer evenings, family barbecues, and entertaining, with ample room for garden furniture. Steps lead up to a raised lawn garden, complemented by a further paved patio area, perfect for catching the morning sun. The garden is completed by gated access to the front aspect and access to the home office adding both convenience and practicality.

#### Home Office 8' 11" x 7' 6" (2.72m x 2.28m)

A fantastic addition to the property, the former garage has been thoughtfully converted into a fully functional home office, offering versatile space for work, hobbies, or creative pursuits. Completed with door to garage store and window to rear allowing natural light to fill the space.

#### Garage Store 9' 6" x 8' 8" (2.89m x 2.64m)

A generous store area with an up and over entrance front door, and door to home office, finished with light and power points, providing versatile space for storage.



## Location

Holmes Chapel is a highly desirable Cheshire village, with a charming centre. The village combines a vibrant mix of independent boutiques and well-known high-street names, providing a refined yet practical shopping experience for everyday living. Set against a backdrop of picturesque countryside, Holmes Chapel is perfectly placed for outdoor enthusiasts, with the beautiful Dane Valley offering scenic walks right on the doorstep. The village is particularly popular with families, benefitting from two well regarded primary schools and secondary school. A choice of welcoming pubs and quality restaurants can be found in and around the village, creating a strong sense of community and lifestyle appeal. For commuters, Holmes Chapel railway station offers regular services to Manchester, Manchester Airport and Crewe mainline station, while Junction 18 of the M6 motorway provides swift access to the wider North-West motorway network, making the village ideally positioned for both work and leisure.

## Tenure

We have been informed the property is Freehold.  
Correct at the time of listing.

We recommend you check these details with your  
Solicitor/Conveyancer

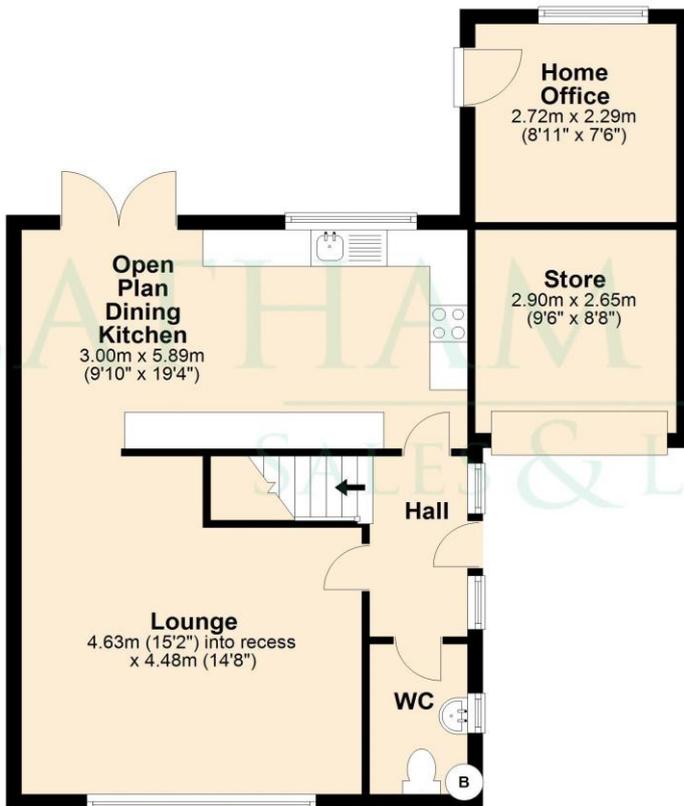


## Directions

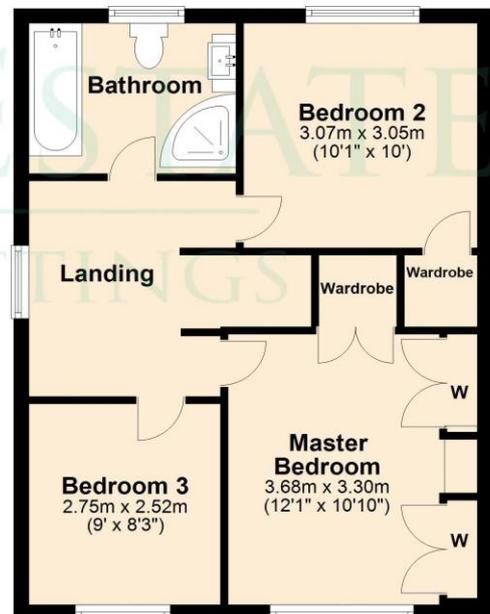
From our office 16 The Square. CW4 7AB. Travel south on London Road (A50) to the traffic lights. Turn right onto Chester Road. Continue along taking the first turning on the left onto Grassmere Drive. Take the first right turn onto Coniston Drive, then take the first left onto Bowness close, continue along to the right of the cul-de-sac, where the property can be found straight ahead. Post Code: CW4 7JX. 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.

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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.