

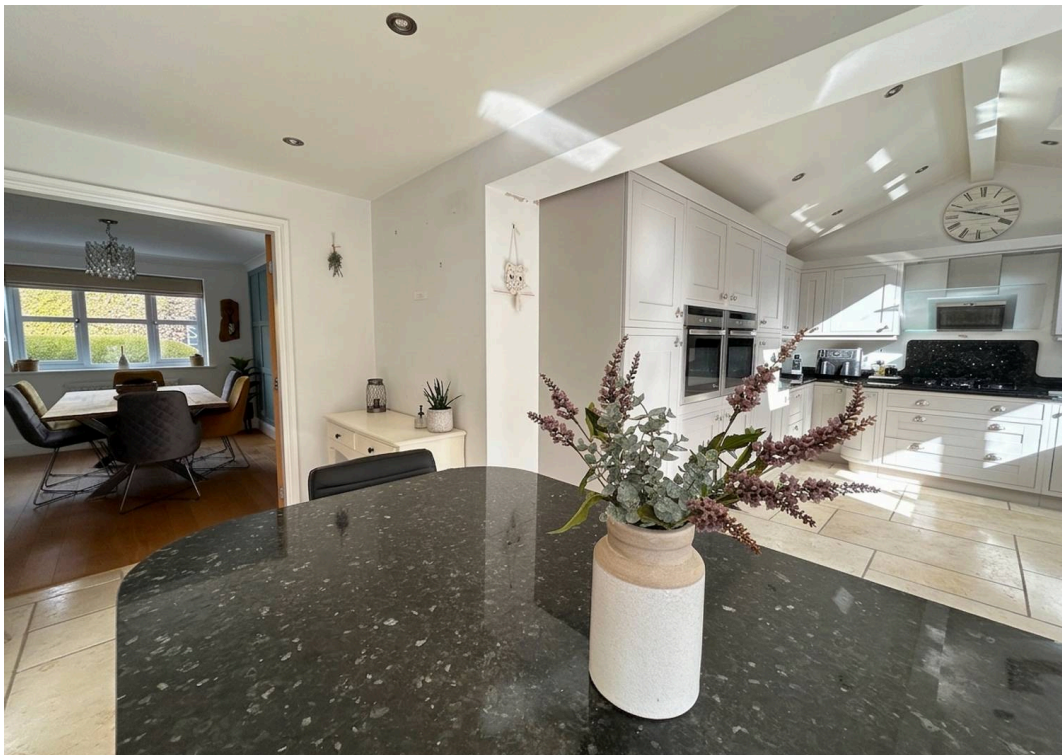


23 Chestnut Drive, Holmes Chapel, CW4 7QE

£585,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



23 Chestnut Drive

Holmes Chapel,

Situated in a cul-de-sac off Chestnut Drive, this impressive four-bedroom detached house offers modern family living within an exclusive setting of just three homes.

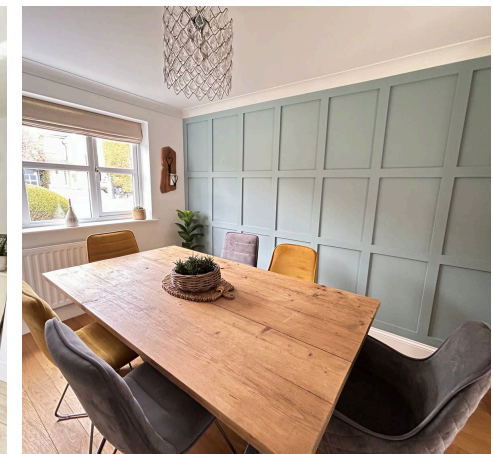
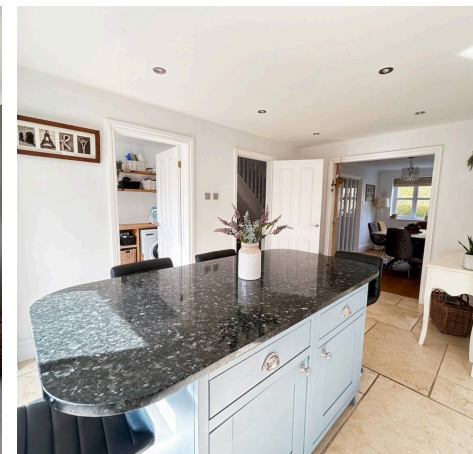
The property has been thoughtfully extended to create an expansive open plan kitchen diner, which serves as the heart of the home and provides an ideal space for entertaining or relaxing with family.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Fabulous location being within a small cul-de-sac off Chestnut Drive with just two other properties
- Generous plot with ample parking to the front along with a double garage
- Beautifully presented throughout with two reception rooms located off the entrance hallway
- Extended kitchen diner with Island breakfast bar, underfloor heating and doors to the garden
- Utility room and a downstairs WC
- Four double bedrooms, three with built in wardrobes
- Two bathrooms - one being en-suite to the master bedroom
- Extremely private south facing rear garden



23 Chestnut Drive

Holmes Chapel,

The kitchen is beautifully appointed and features contemporary fittings, with seamless access to the dining area and double doors opening to the garden, allowing plenty of natural light to flood the space. Adjacent to the kitchen diner, the dining room offers a versatile area for more formal gatherings, while the spacious living room provides a comfortable retreat for every-day living. Additional ground floor accommodation includes a practical utility room and a downstairs wc, catering to the demands of busy family life.

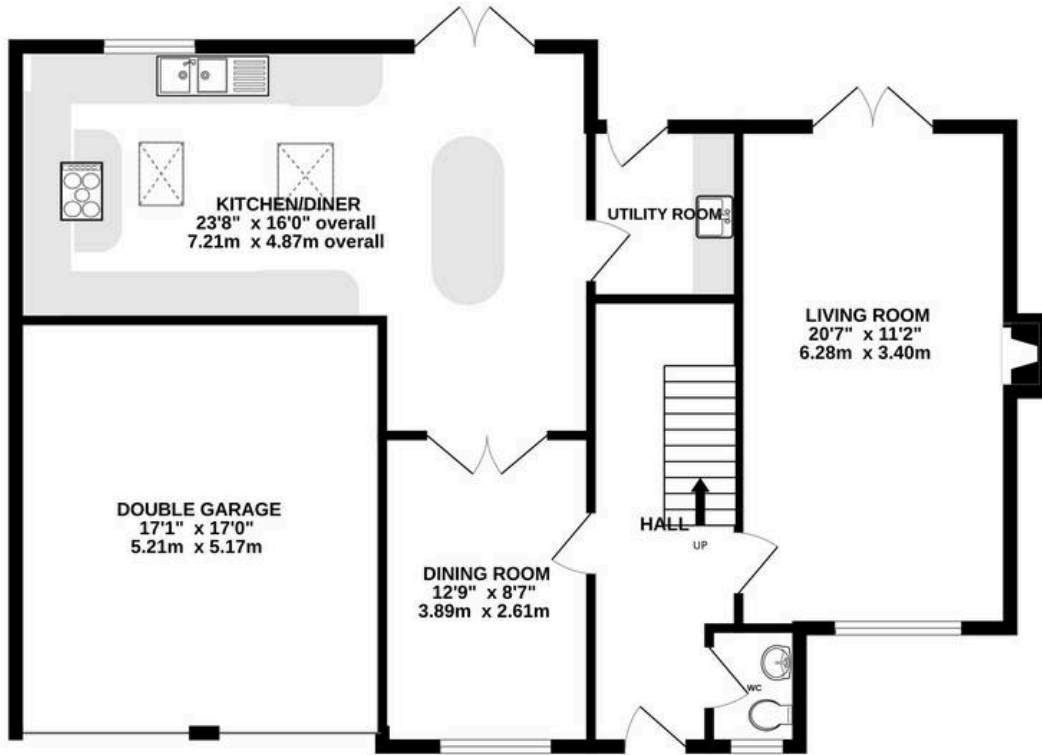
Upstairs, the property boasts four generous double bedrooms, three of which benefit from built-in wardrobes, ensuring ample storage for all residents. The master bedroom enjoys the luxury of an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

The home is set on a generous plot, offering ample parking for multiple vehicles in addition to a double garage (ideal for secure storage or further parking requirements). While a south facing private rear garden offers the ideal retreat for alfresco dining with a large Indian Stone Paved Patio.

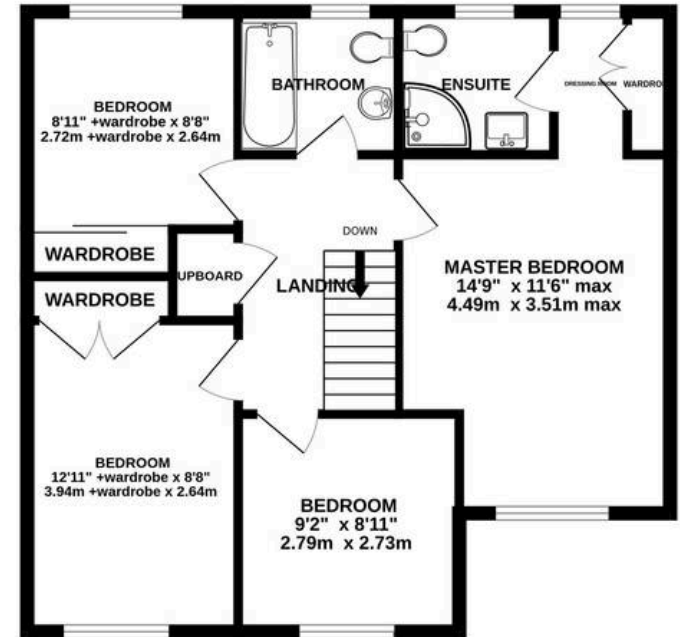
This exceptional property is perfectly positioned for families seeking a convenient location, with well-proportioned living spaces and high-quality finishes throughout. Viewings are highly recommended to appreciate the space, flexibility, and quality this outstanding home has to offer.



GROUND FLOOR
1069 sq.ft. (99.3 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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