



Immaculate Five Bedroom Detached Home

Open Plan Living with Twin French Doors

Smart En-Suite & Family Bathroom

Spacious Lounge with Media Wall

Stylish Modern Kitchen with Range Style Cooker

Landscaped West-Facing Rear Garden



Introduction

A truly immaculately presented five-bedroom detached family home, thoughtfully enhanced by the current owner with a number of quality upgrades. Constructed by Charles Church to The Strand design, the property offers over 1,300 sq ft of bright, spacious, and beautifully maintained accommodation, ready for immediate occupation. Benefiting from an enviable east-west orientation, the home enjoys an abundance of natural light throughout the day, creating a wonderfully bright and welcoming living environment. The property opens with a welcoming entrance hallway, giving access to the lounge, a ground floor WC, and the impressive open-plan living space. The spacious lounge is positioned to the front of the property and is beautifully presented, centred around a sleek and contemporary media wall, creating a stylish yet comfortable setting. Undoubtedly the heart of any home is the kitchen, this will not disappoint, designed with modern open-plan living in mind. It offers a comprehensive range of smart light cashmere grey units, complemented by contrasting work surfaces, with a five-ring range-style cooker taking centre stage. The space seamlessly flows into dining and seating areas, with twin French doors opening onto the stunning landscaped rear garden, allowing for an abundance of natural light and effortless indoor-outdoor living. To the first floor, the principal bedroom benefits from a stylish en-suite shower room and a range of wardrobes. The remaining bedrooms are well-proportioned and are served by a contemporary three-piece family bathroom. Externally, the front garden is mainly laid to lawn, with a double-width driveway providing access to the integral single garage. The rear garden is a true highlight, having been thoughtfully landscaped to take full advantage of its sunny westerly orientation. An extensive patio spans the width of the property and wraps around a central artificial lawn, leading to a well-stocked flowerbed at the rear. This superb outdoor space is ideal for summer alfresco dining and entertaining.

This property is offered with no onward chain, allowing for a smooth and straightforward purchase

EPC Rating - B

Council Tax Band - F - Cheshire East

Tenure - Freehold with a maintenance charge Per Annum

ACCOMMODATION

Entrance Hall

A smart composite front door opens into a welcoming hallway, featuring balustrade stairs to the first floor, a useful corner cloak cupboard for coats and shoes and access to the lounge, WC, and open-plan living space.

Lounge 16' 0" x 11' 4" (4.87m x 3.45m)

The bright lounge is positioned to the front aspect, with a stylish TV media wall forming the central focal point.

WC

Fitted with a stylish two-piece suite comprising: Low-level WC and pedestal wash hand basin with chrome mixer tapware, complemented by attractive tiled walls and eye-catching flooring.

Open Plan Living Space 10' 7" Max x 27' 8" (3.22m x 8.43m)

Kitchen Area 9' 11" x 9' 6" (3.02m x 2.89m)

The kitchen occupies one side of this impressive open-plan living space and features a comprehensive range of smart light cashmere grey high gloss wall, drawer, and base units, providing ample storage. Contrasting work surfaces offer generous preparation space, while a range-style cooker with five-ring gas hob and two ovens takes centre stage, complemented by a granite splashback leading to the double width chimney style extractor. Additional appliances include an integrated dishwasher and larder style fridge freezer. A rear-facing window fills the space with natural light and the room is finished with stylish flooring.

Open Plan Family/Dining Area 10' 7" x 18' 2" (3.22m x 5.53m)

A fabulous, light filled space sits seamlessly open plan with the kitchen, forming a beautiful dining area and family room. Twin double French style doors open onto the rear garden, effortlessly blending indoor and outdoor living, and allowing natural light to flood the room while creating a wonderful sense of space and connection.

First Floor Landing

A spacious landing sweeps around gracefully, providing access to all bedrooms and the family bathroom, and enhancing the sense of openness and flow throughout the first floor.

Master Bedroom 12' 11" x 11' 5" (3.93m x 3.48m)

A generously sized principal bedroom is positioned to the front aspect, featuring a bank of mirror-fronted wardrobes neatly set into one corner. It also benefits from access to a well-appointed three-piece en-suite.

Master En-suite

Delivering a smart and stylish matching three-piece suite, comprising a double-width shower cubicle with mains mixer shower, a low-level WC, and a pedestal hand wash basin with chrome mixer tapware. The space is completed with attractive tiled walls, contrasting contemporary flooring, and a wall-mounted vertical towel radiator.

Bedroom Two 10' 0" x 10' 3" Minimum (3.05m x 3.12m)

Located to the rear aspect, is the second double bedroom, being a well-proportioned space, benefitting from a range of mirror-fronted wardrobes.

Bedroom Three 9' 6" x 11' 9" (2.89m x 3.58m)

The third double bedroom is positioned to the front aspect, offering ample space to comfortably accommodate a growing family.

Bedroom Four 11' 3" x 8' 3" (3.43m x 2.51m)

The fourth double bedroom is situated to the rear aspect and offers a generous, well-proportioned space. Benefitting from a range of wardrobes.

Bedroom Five 7' 7" x 8' 6" (2.31m x 2.59m)

A highly versatile fifth bedroom, currently utilised as a home office and dressing room. benefitting from a range of wardrobes.



Family Bathroom

A smart family bathroom fitted with a matching three-piece suite, comprising a panelled bath with chrome mixer tapware and a wall-mounted electric shower over, complete with a glazed shower screen. There is also a low-level WC and a pedestal hand wash basin with chrome mixer tapware, all complemented by attractive tiled walls, stylish flooring and a wall mounted chrome heated towel rail.

Externally

The front garden is mainly laid to lawn, complemented by a double-width driveway to the side which provides ample private off-road parking and leads to the integral single garage. To the rear, the garden is a true lifestyle feature of the home, designed with both relaxation and entertaining in mind. An extensive paved patio wraps around a central circular artificial lawn, creating a stylish and practical outdoor setting. Multiple seating areas offer the perfect spots for al fresco dining, summer gatherings, or simply unwinding in the sunshine, all while enjoying the pleasant westerly aspect. At the end of the garden, a beautifully established flower bed adds a vibrant splash of colour and seasonal interest, completing this inviting outdoor retreat.

Garage 17' 4" x 8' 9" (5.28m x 2.66m)

With an up and over main entry door, the garage benefits from light and power and also houses the gas central heating boiler, providing a practical and well equipped space for both parking and additional storage.



Location

Holmes Chapel is a highly sought after Cheshire village, renowned for its charming and well-served centre. The village offers an excellent range of day-to-day amenities, including a mix of independent boutiques and well known high street retailers, creating a vibrant yet welcoming community atmosphere. Surrounded by beautiful countryside, Holmes Chapel is particularly appealing to those who enjoy the outdoors, with scenic walks readily available and the picturesque Dane Valley quite literally on the doorstep. The area is also well regarded for its educational facilities, benefiting from two popular primary schools and secondary school, making it an attractive choice for families. A variety of pubs and restaurants can be found both within the village and nearby, offering plenty of options for dining and socialising.

For commuters, Holmes Chapel is exceptionally well connected. The village railway station provides regular services to Manchester, Manchester Airport, and Crewe, where there are direct links to the wider national rail network. In addition, the M6 motorway is easily accessible at Junction 18, offering convenient connections across the North West and beyond.

Tenure

We have been informed the property is Freehold.

A site maintenance charge of approx £266.00

Correct at the time of listing.

We recommend you check these details with your Solicitor/Conveyancer

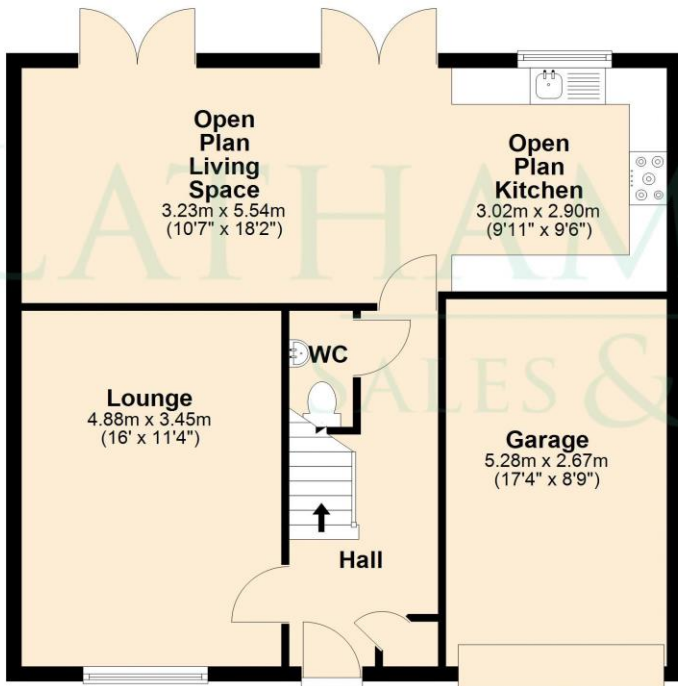


Directions

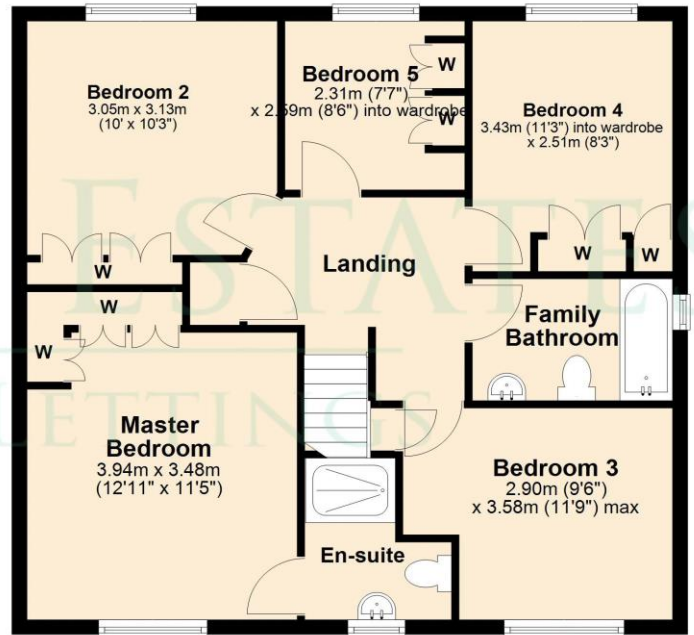
From our office 16 The Square, CW4 7AB. Travel north to the mini roundabouts, take the first exit left onto Middlewich Road, travel along Middlewich Road, where the development can be found at the edge of the village, on the right-hand side. Once on the development, take the third left where the property is located on the left-hand side. Easily identified by our Latham Estates For Sale Board. Post Code: CW4 7PE Viewing Strictly by



Ground Floor



First Floor



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