

LATHAM ESTATES

SALES & LETTINGS

Eastgate Road
Holmes Chapel

Guide Price £430,000



Exceptional Detached Family Home
Beautifully Remodelled Throughout
Four Well Proportioned Bedrooms

Stunning Open Plan Dining Kitchen
Master Bedroom With En-Suite
Pretty Landscaped Rear Garden



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Introduction

An exceptional detached family home, beautifully remodelled and comprehensively refurbished to an outstanding standard, offering stylish contemporary accommodation throughout. This superb home combines quality fixtures and fittings with tasteful décor, creating a property that is truly ready to move straight into. The thoughtfully designed accommodation begins with a welcoming entrance hallway which sets the tone for the quality found throughout. A bright and elegant front-facing lounge provides the perfect place to unwind, while undoubtedly the heart of the home is the stunning open-plan dining kitchen. Beautifully appointed with an extensive range of contemporary shaker-style units, quality integrated appliances and generous quartz work surfaces with a matching breakfast bar, this fabulous family space is enhanced by bi-fold doors opening onto the landscaped rear garden, effortlessly blending indoor and outdoor living. Further ground floor accommodation includes a practical utility room and a stylish cloakroom/WC, while to the first floor the reconfigured layout provides four well-proportioned bedrooms. The principal bedroom enjoys a contemporary en-suite shower room, with the remaining bedrooms served by a beautifully appointed family bathroom finished to an equally impressive standard. Externally, the property benefits from private off-road parking and an enclosed landscaped rear garden, providing an excellent space for both relaxing and entertaining. Perfectly positioned for village life, the property enjoys a highly sought-after location within a short, level walk of Holmes Chapel village centre, its highly regarded schools, railway station and excellent range of everyday amenities.

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

ACCOMMODATION

Hallway

A most welcoming entrance hallway finished with attractive flooring and providing access to the principal ground floor accommodation. An eye-catching oak finished staircase rises to the first floor, immediately setting the tone for the quality and presentation found throughout this impressive home.

Lounge 14' 10" x 11' 10" (4.52m x 3.60m)

A beautifully proportioned sizable reception room, flooded with natural light. The focal point of the room is the chimney breast with a slate tiled inset, decorative fire and complemented by a tiled hearth, with a characterful timber beam over and a lovely feature panelled wall creating a stylish finish, perfect for cosy winter evenings.

Open Plan Dining Kitchen 8' 6" x 26' 7" (2.59m x 8.10m)

Kitchen Area 8' 6" x 14' 11" (2.59m x 4.54m)

Beautifully designed and undoubtedly the heart of the home, the kitchen is fitted with an extensive range of contemporary grey shaker-style wall, drawer and base units, complemented by generous quartz work surfaces, with matching breakfast bar area complimented with feature drop lighting. Integrated appliances include a four-ring electric hob with tilted extractor canopy above, electric oven with grill sits below the hob and integrated dishwasher, whilst designated space is provided for an American-style fridge freezer. Completed with stylish flooring making this a superb space, equally suited to everyday family life and entertaining.

Dining Area 8' 6" x 11' 8" (2.59m x 3.55m)

The dining area sits seamlessly to the kitchen and forms part of the stunning open-plan living space. Ample space for family dining and entertaining. Impressive bi-fold doors open seamlessly onto the pretty rear garden, allowing indoor and outdoor living to blend effortlessly during the warmer months.

Utility Room

Created from part of the original garage conversion, this practical utility room offers additional work surface and storage, a tall larder cupboard, space for laundry appliances and a courtesy door providing access to the side of the property.

Ground Floor WC

Fitted with a contemporary two-piece suite comprising a low-level WC and smart vanity unit home to the wash hand basin, completed with the continuation of the attractive flooring.

First Floor Landing

A bright and spacious landing providing access to all four bedrooms and the family bathroom.

Master Bedroom 11' 9" x 10' 3" (3.58m x 3.12m)

A generous master bedroom located to the rear aspect and offering ample space for bedroom furniture. The room is further enhanced by the addition of a stylish en-suite shower room.

Master En-suite

Beautifully appointed with a contemporary three-piece suite comprising a generous shower enclosure, with a mains mixer drencher style shower, smart vanity unit home to the wash hand basin and low-level WC, complemented by attractive tiling and quality fittings.

Bedroom Two 9' 0" x 11' 11" (2.74m x 3.63m)

Located to the front aspect. A spacious double bedroom offering excellent proportions and ideal as a guest bedroom or for growing families.

Bedroom Three 9' 1" x 8' 5" (2.77m x 2.56m)

Another well-proportioned bedroom, offering versatility as a child's bedroom, guest room or home office.

Bedroom Four 8' 5" x 6' 0" (2.56m x 1.83m)

Located to the rear aspect, providing flexible accommodation to suit a variety of family requirements, including nursery, study or hobby room.



Family Bathroom

A luxurious contemporary family bathroom fitted with a stylish three-piece suite incorporating a double-ended panelled bath with central wall-mounted chrome mixer tapware, a floating-style vanity unit housing the hand wash basin and a low-level WC. A striking slate feature wall creates a real focal point, complemented by quality tiling and modern fittings throughout.

Externally

To the front aspect, the property is approached over a private gravelled driveway providing ample off-road parking, with gated side access leading to the rear garden. The enclosed rear garden has been thoughtfully landscaped to create an attractive outdoor space ideal for both relaxing and entertaining. A generous paved patio adjoins the property, providing the perfect setting for al fresco dining, while a further corner paved patio, enclosed by a timber pergola frame, offers an additional seating area. The remainder of the garden is laid to lawn with raised flower borders, creating an excellent family space, an ideal environment for those who enjoy outdoor living.

Part Garage/Store

Retaining the up-and-over entry garage door, this useful storage area provides an ideal space for garden equipment, bicycles, outdoor furniture and general household storage.



Location

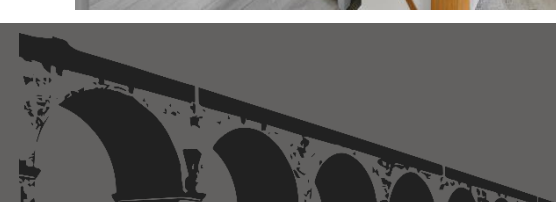
Holmes Chapel is a highly sought-after Cheshire village, renowned for its attractive centre and excellent range of everyday amenities. The village offers a superb mix of independent shops, cafés and well-known high street retailers, catering for all day-to-day shopping needs. Surrounded by beautiful Cheshire countryside, Holmes Chapel is ideal for those who enjoy the outdoors, with the picturesque Dane Valley and an abundance of scenic walking routes right on the doorstep. The village is particularly popular with families, benefiting from two highly regarded primary schools and secondary school, together with a variety of pubs, restaurants and cafés both within the village and the surrounding area. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport and Crewe, where there are onward connections to the national rail network. The nearby M6 motorway, accessed via Junction 18, offers convenient links to the wider North West motorway network, making Holmes Chapel an excellent location for both work and leisure.

Tenure

We have been informed the property is Freehold with a Rent Charge: TBC

Correct at the time of listing and subject to change.

We recommend you check these details with your Solicitor/Conveyancer.



Directions

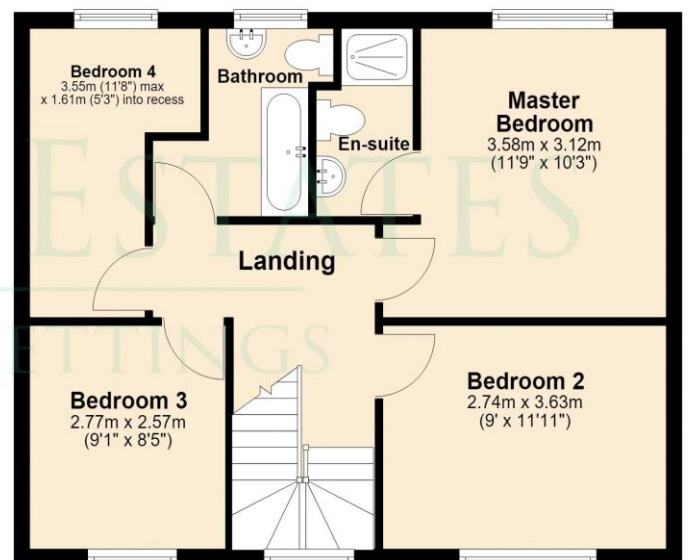
From our office 18 London Road, Holmes Chapel, CW4 7AJ. Travel to the mini roundabouts, taking the third exit onto Macclesfield Road, continue along taking the first right onto Sandiford Road, then take the first left onto Eastgate Road. Where the property can be found on the left hand side. Post Code: CW4 7BN
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.