

303 Holmes Chapel Road  
Somerford



Guide Price £595,000

Andrew J Nowell  
& Company



## 303 Holmes Chapel Road, Somerford, CW12 4SP

An immaculate four-bedroom family home situated in a desirable position overlooking the Somerford Equestrian Centre.

- Open Plan Living
- South Facing Garden
- Garage & Parking
- No Onward Chain

Constructed in 2015 by renowned developer Bloor Homes and has been meticulously updated by the current owners for modern family living with versatile accommodation throughout.

On the ground floor is a central entrance hall with cloakroom WC off. There is a spacious open plan living dining kitchen with shaker style units, waterfall Quartz worksurfaces, integrated NEFF appliances and French doors opening onto the garden. Off the kitchen is a utility room with sink and space for washer & dryer. From the entrance hall is the sitting room (with French doors to the garden) and a study.

On the first floor is a superb principal bedroom with dressing area (with built in wardrobes) and en-suite shower room. There are three further double bedrooms and two bathrooms (1 en-suite). The bathrooms have contemporary fittings and bespoke tiling. There are plantation shutters throughout the house.

Externally the property is approached via a stone flagged path with mature front gardens. To the rear is a private south facing garden which is bathed in sunlight throughout the day. The current owners have beautifully landscaped the garden with mature planted beds, lawned area, stone flag patio and a beautiful oak gazebo with Canadian Red Cedar Roof with heating and power to be used all year round.





To the rear of the property is a detached double garage with electric door and a driveway with parking for two vehicles.

This immaculate home is located in a desirable position in Somerford a few minutes' walk from Brereton Heath Nature Reserve. There are charming open views to the front across the neighbouring Somerford Equestrian Centre and the nearby gym FITISM. The comprehensive centres of Holmes Chapel and Congleton are within easy reach which have everything for day-to-day needs along with the local train stations and access to the motorway network.

This home is offered for sale with no onward chain.

## Important Information

What 3 Words – ///resembles.supplier.tank

Council Tax – Cheshire East Band F

EPC Rating – TBC

Tenure – Freehold  
Estate Charge – Approx £34 per month

Heating: Oil Fired Central Heating

Services: Mains Electric, Water & Drainage

Parking: Driveway & Garage

This title contains restrictive covenants – further information is available at the office.

Flood Risk\*: Very Low Risk of Flooding

Broadband\*\*: Ultrafast broadband available

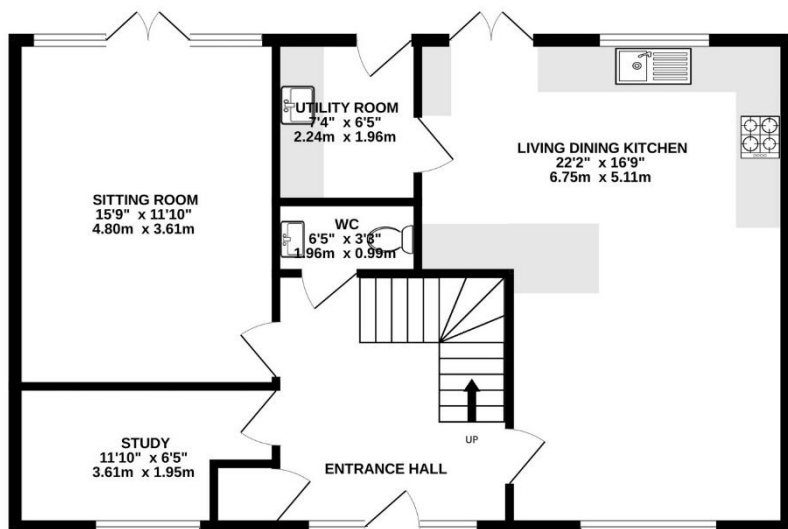
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

\* Information provided by GOV.UK

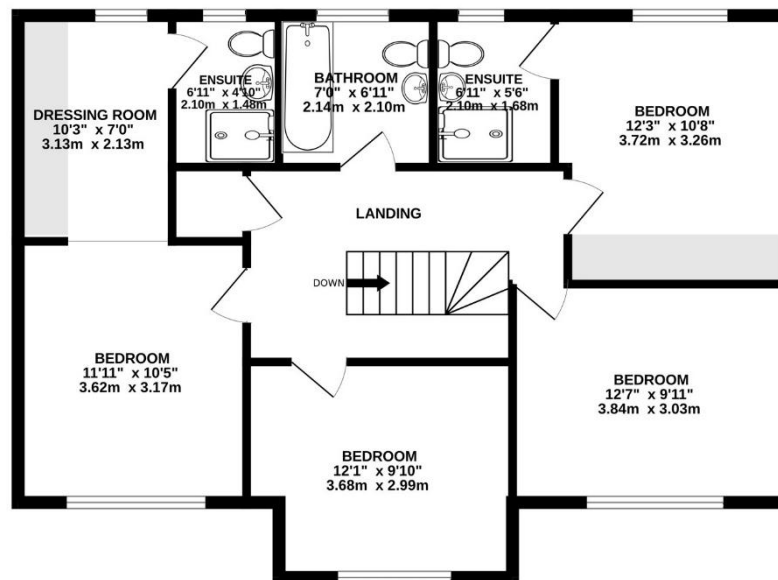
\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

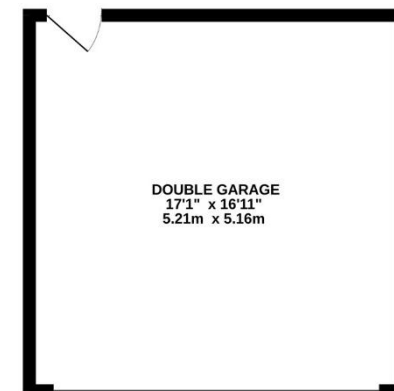
GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



GARAGE  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 1878 sq.ft. (174.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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