



39 Coniston Drive, Holmes Chapel

£550,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



## 39 Coniston Drive

Holmes Chapel, Crewe

Spacious extended 4-bed detached home in sought-after area with 3 receptions, kitchen diner, en-suite, south-facing garden, patio, driveway, garage, and no onward chain.

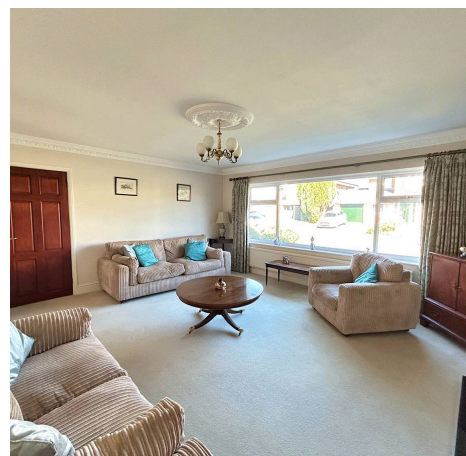
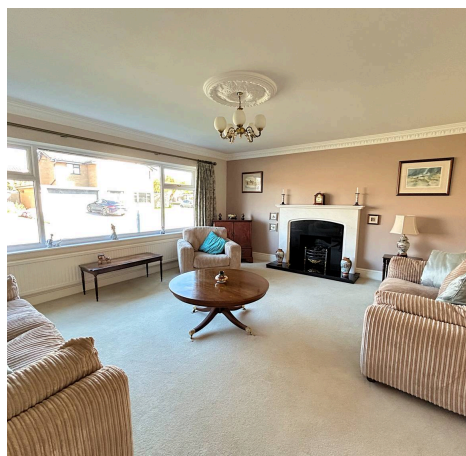
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Located on a sought after development
- A much improved and extended freehold detached family home
- Three reception rooms - living room, dining room and a home office/play room
- Kitchen diner and a utility room with access to the garden
- Four generous bedrooms and two bathrooms (one being en-suite to the master)
- Parking to the front and integral garage
- Most delightful private south facing rear garden
- No onward chain



## 39 Coniston Drive

Holmes Chapel, Crewe

Situated within a highly sought after residential development, this much improved and extended freehold detached family home offers spacious and versatile accommodation ideal for modern living.

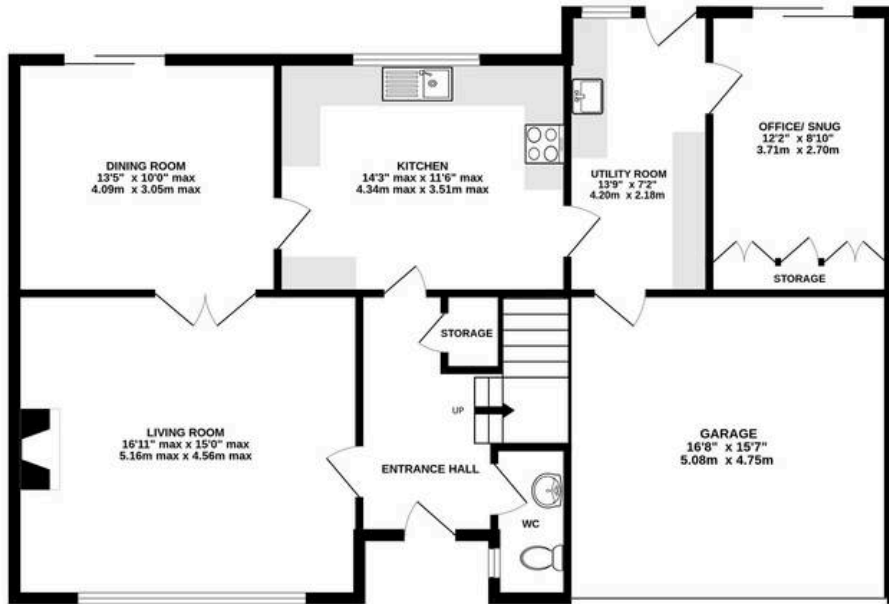
Upon entering, you are greeted by a welcoming hallway that leads to three well-proportioned reception rooms, including a bright living room, a formal dining room, and a flexible home office or playroom (located off the utility room), perfect for those seeking adaptable family space. The kitchen diner, thoughtfully designed for both every-day meals and entertaining, seamlessly connects to a useful utility room with direct access to the garden. Upstairs, there are four generous bedrooms, all thoughtfully arranged to provide comfort and privacy, with the master bedroom benefitting from an en-suite bathroom. A further well-appointed family bathroom serves the remaining bedrooms.

Outside, the property boasts a most delightful private south facing rear garden, offering an ideal setting for both relaxation and outdoor entertaining. Mature planting and thoughtfully landscaped borders provide a sense of seclusion and tranquillity, making it a perfect retreat for families and garden enthusiasts alike. A large Indian Stone paved patio area adjacent to the house is perfect for alfresco dining or enjoying the afternoon sun, while the generous lawn offers ample space for children's play or summer gatherings.

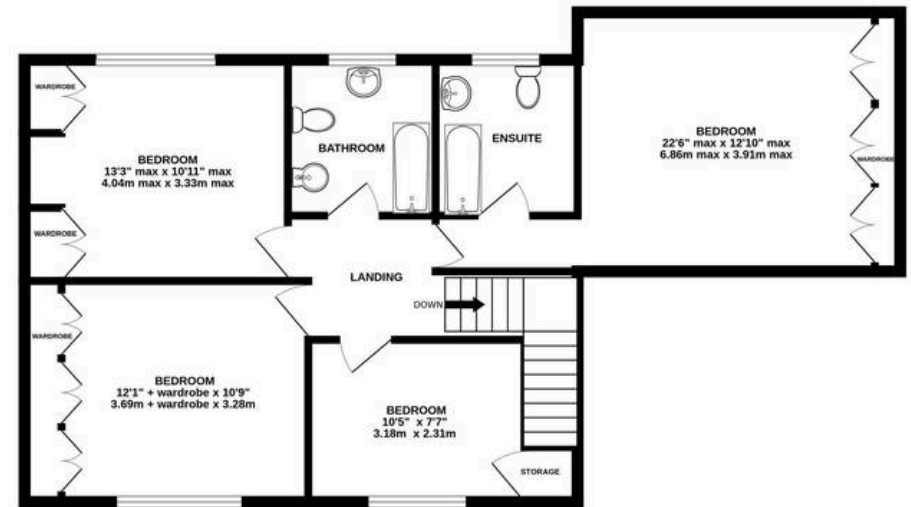
To the front, the property benefits from a well-maintained driveway providing parking for multiple vehicles, in addition to the integral garage. With its combination of attractive outdoor spaces and a prime location, this property is an exceptional opportunity for those seeking a family home with both style and substance. and the added benefit of no onward chain, ensuring a straightforward purchase process.



**GROUND FLOOR**  
1143 sq.ft. (106.2 sq.m.) approx.



**1ST FLOOR**  
790 sq.ft. (73.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1933 sq.ft. (179.6 sq.m.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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