



29 Severn Way, Holmes Chapel

£360,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



## 29 Severn Way

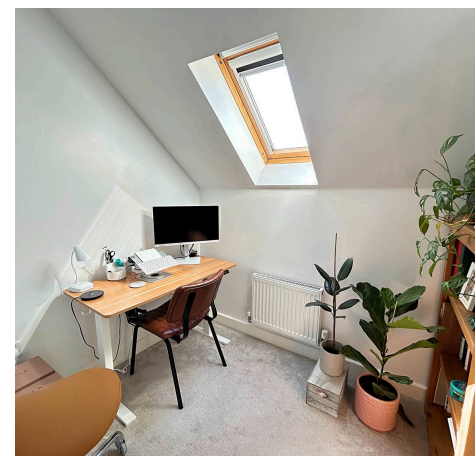
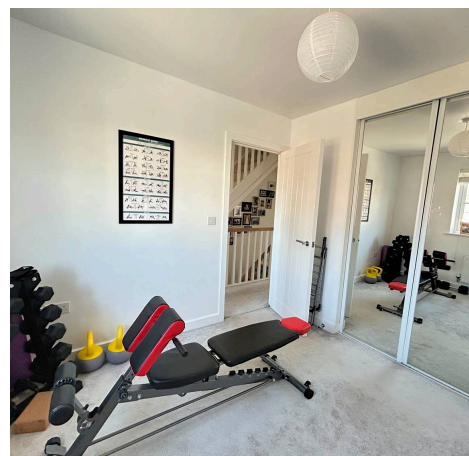
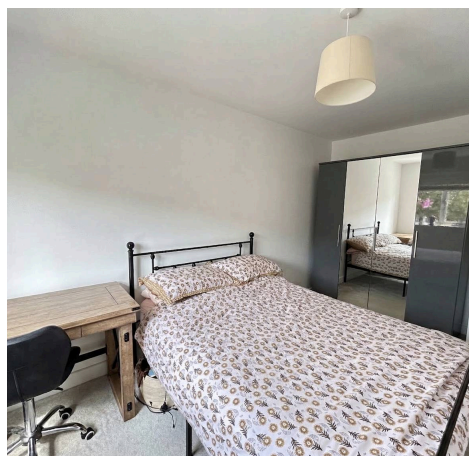
Holmes Chapel

Stylish three-storey home with refitted kitchen, three double bedrooms, two bathrooms, parking for two cars with EV charging, and a landscaped south-west facing garden in a sought-after development. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- A beautifully presented three storey home on a popular development
- Living room overlooking the front, utility area and downstairs WC
- Refitted kitchen with a range of modern units and Belfast sink
- Two double bedrooms and a four piece bathroom on the first floor
- Spacious landing which provides an ideal place for a study area
- Master Bedroom suite to the second floor with a three piece en-suite shower room
- Parking for two vehicles to the front and EV charger
- Delightful sunny rear garden with a South Westerly Aspect
- A freehold property



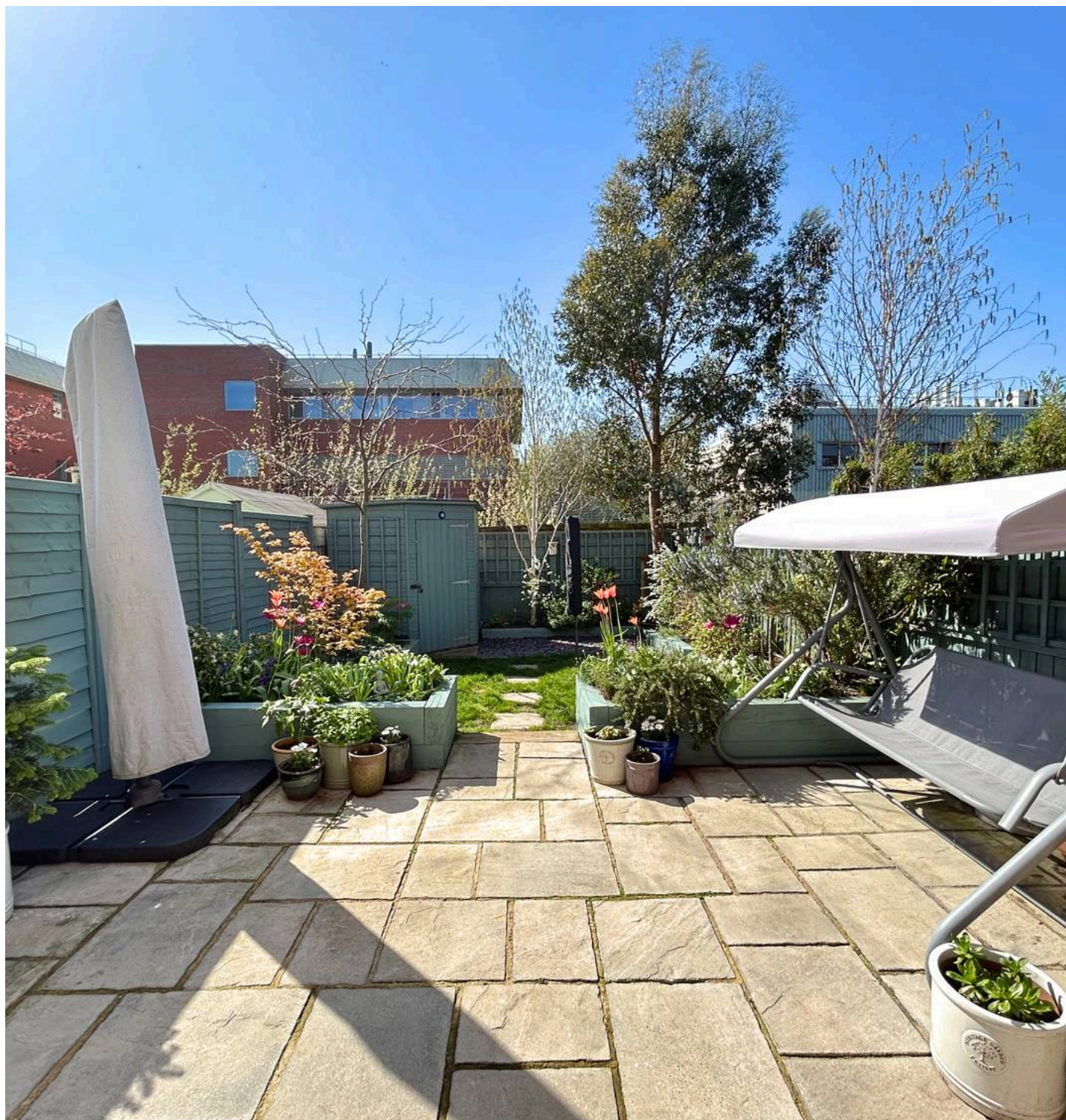
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### Holmes Chapel

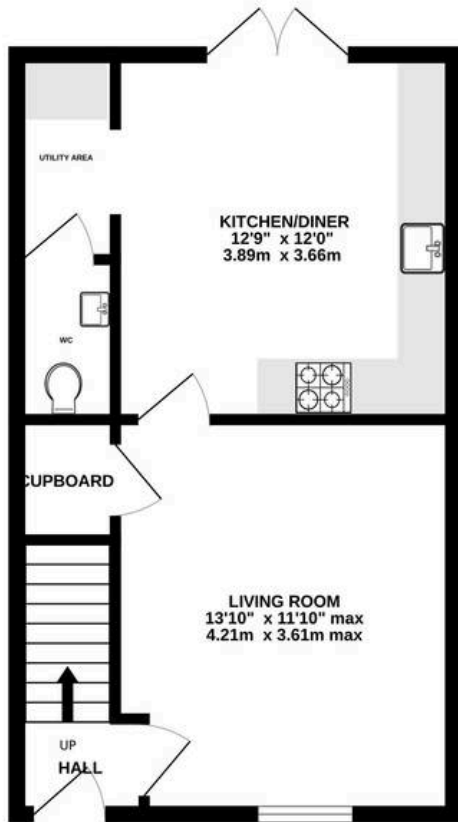
This beautifully presented three storey home is located within a sought-after modern development and offers contemporary living across three well-planned floors. The ground floor welcomes you with a bright living room overlooking the front aspect, The recently refitted kitchen is a particular highlight, featuring a range of stylish modern units, a classic Belfast sink, and ample workspace, making it ideal for keen cooks and family gatherings, complemented by a practical utility area and a convenient downstairs WC.

On the first floor, you will find two generously sized double bedrooms and a spacious four piece family bathroom, perfect for both family life and visiting guests. The landing on this floor is particularly spacious, providing an excellent area for a study or reading nook. The master bedroom suite occupies the entire second floor, benefiting from privacy and comfort, complete with a three piece en-suite shower room. This freehold property also benefits from parking for two vehicles at the front, along with an EV charging point for electric vehicles.

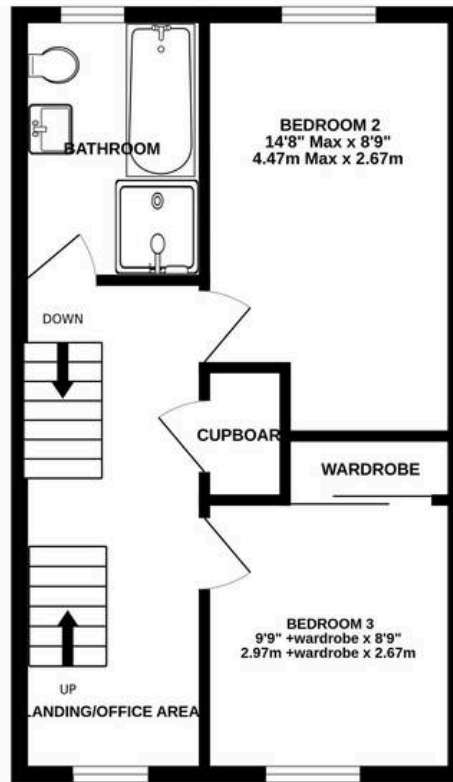
To the rear of the property, you will discover a delightful sunny garden with a South Westerly aspect, ensuring afternoon and evening sunshine - ideal for relaxing or entertaining outdoors. The garden is thoughtfully landscaped, offering a combination of lawn and patio areas that provide plenty of space for outdoor dining, family activities, or simply enjoying the peaceful surroundings. Mature planting adds colour and privacy, while secure fencing makes the space safe for children and pets. This home offers the perfect balance of practical outside space and stylish interiors, making it an excellent choice for families, professionals, or anyone seeking a move-in ready property in a popular and convenient location.



GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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