



1 Selkirk Drive, Holmes Chapel

£595,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



1 Selkirk Drive

Holmes Chapel

Set within a generous plot in a highly sought after location, this stunning and beautifully presented detached family residence offers exceptional living space and a wealth of contemporary features.

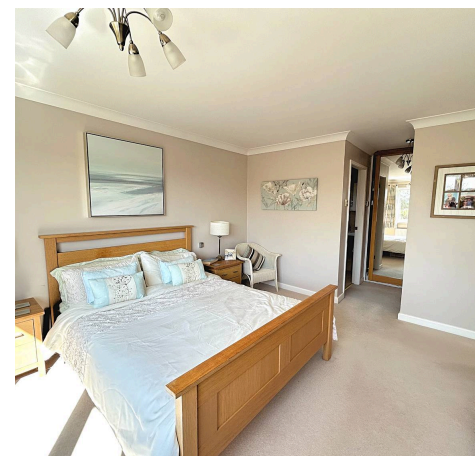
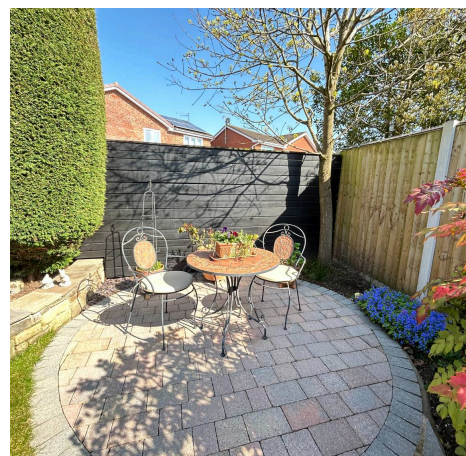
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Set within a generous plot in a sought after location
- A stunning and beautifully presented detached family residence
- Dual aspect Living Room
- Impressive kitchen diner with doors to the garden and two tone cabinetry
- Internal access to the double garage and a downstairs WC
- Five well proportioned double bedrooms (one set up as a home office)
- Driveway to the front providing off road parking
- The most magnificent well manicured, substantial private rear garden
- A freehold property with no onward chain



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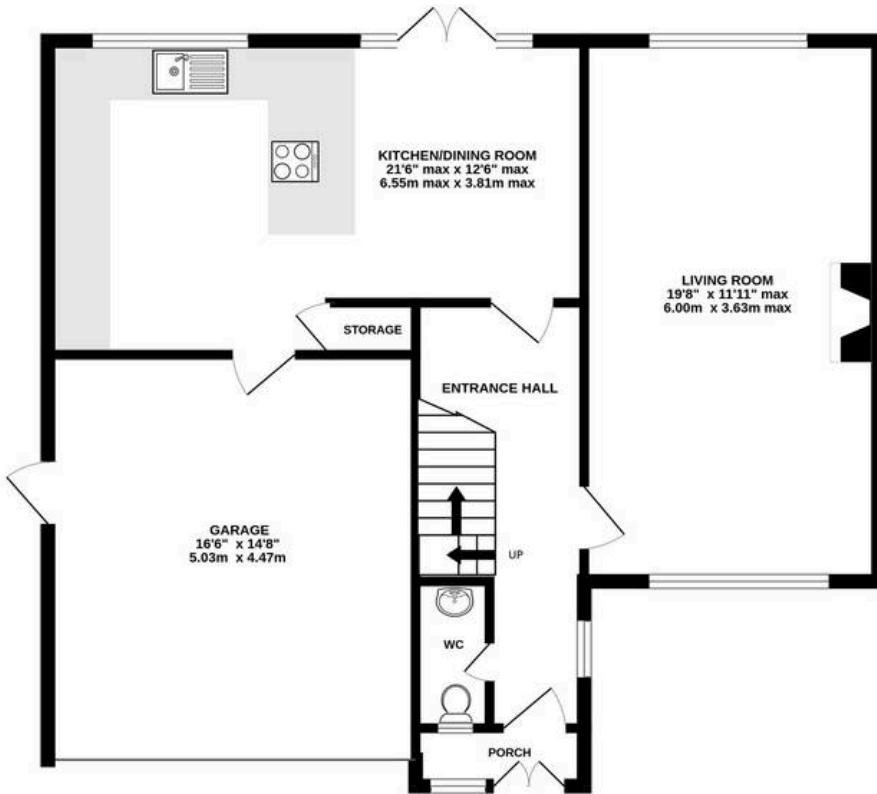
The property opens to a welcoming entrance hall, leading to a dual aspect living room that is flooded with natural light, creating an inviting atmosphere for both relaxing and entertaining. The impressive kitchen diner is the heart of the home, boasting stylish two tone cabinetry, integrated appliances and ample space for family meals or social gatherings, with doors providing a seamless connection to the garden. For added convenience, the ground floor includes internal access to the double garage, which includes a fitted laundry area, as well as a downstairs WC.

Upstairs, there are five well proportioned double bedrooms, each with built in or fitted wardrobes, offering flexible accommodation to suit family life or those working from home (with one bedroom currently set up as a home office). The principal bedroom benefits from generous dimensions and pleasant views, while the remaining bedrooms provide comfortable spaces for family or guests. The modern family bathroom is finished to a high standard, complementing the overall quality of the home.

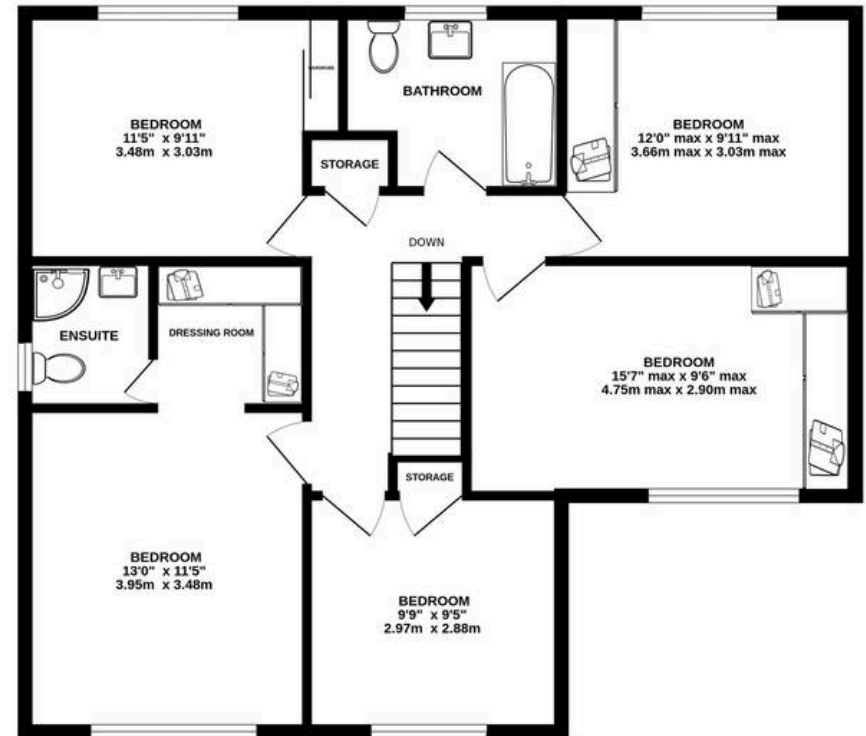
To the front, a driveway provides off road parking for multiple vehicles, ensuring practicality for busy households. Set within a generous plot, this family home has the most magnificent, substantial and private rear garden with various patio and seating areas to capture the sun throughout the day. The property is offered on a freehold basis with no onward chain, making it an ideal choice for buyers looking for a straightforward purchase. With its impressive specification, spacious interiors, and prime location, this residence presents a rare opportunity to acquire a substantial family home that combines luxury, comfort, and convenience.



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
848 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 1723 sq.ft. (160.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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