



1 Violet Way, Holmes Chapel, CW4 7FY

In Excess of £450,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

1 Violet Way

Holmes Chapel

Modern four-bed detached home in sought-after development. Features open plan kitchen diner, en-suite, garage, private garden, and driveway. Stylish, spacious, and ideal for family living.

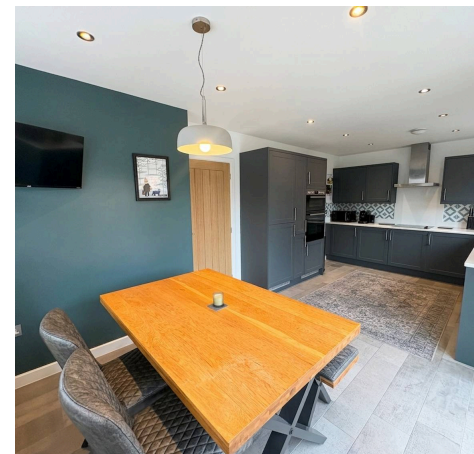
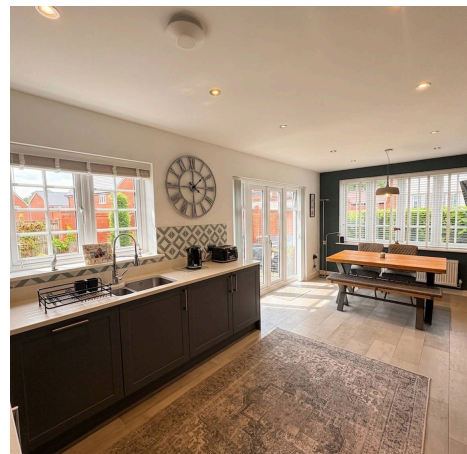
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- A freehold detached property on a sought after development
- Large living room with box bay window
- Kitchen diner with integrated appliances and French doors to the garden
- Four generous bedrooms, built in wardrobes to the master bedroom
- Two bathrooms, one being en-suite to the master bedroom and a downstairs wc
- Utility room with space for a washing machine
- Driveway to the side providing off road parking
- Single garage and enclosed delightful rear garden



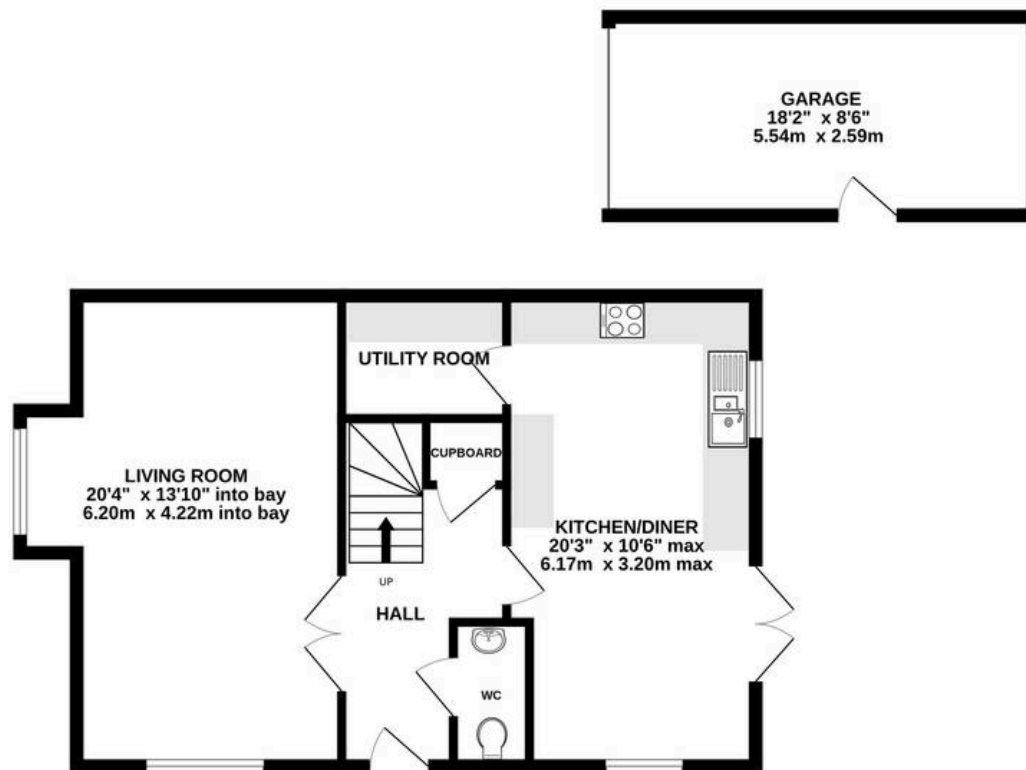
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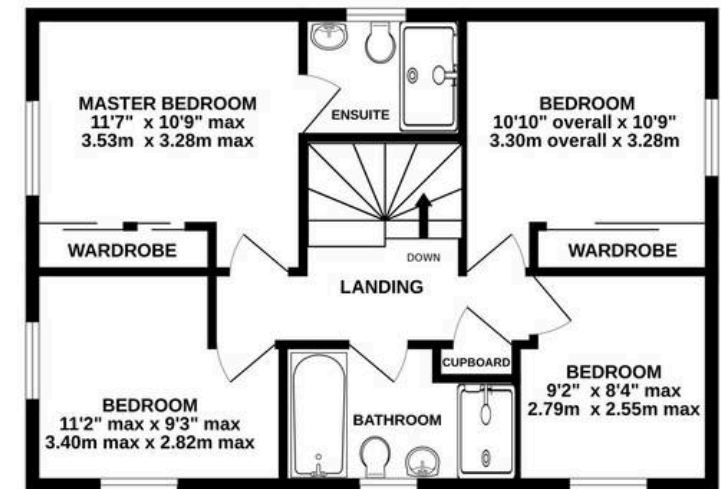
Presenting an exceptional opportunity to acquire a four-bedroom detached home, set within a highly sought after modern development and perfectly suited to family living. This impressive freehold property welcomes you with a spacious entrance hall that leads into a generous living room, enhanced by a striking box bay window that floods the space with natural light and creates a warm, inviting atmosphere. The heart of the home is the contemporary open plan kitchen diner, thoughtfully designed with sleek modern units, integrated appliances, and ample room for both dining and entertaining. French doors provide seamless access to the garden, allowing for an abundance of light and a sense of flow throughout the ground floor. A practical utility room, a downstairs WC, and built-in storage solutions further enhance the home's functionality. Upstairs, four well-proportioned bedrooms offer comfortable accommodation for all the family, with the master bedroom benefitting from both generous built-in wardrobes and a luxurious en-suite bathroom featuring a modern walk-in shower. The remaining bedrooms are equally spacious, ideal for children, guests, or a home office, and are serviced by a stylish family bathroom finished to a high standard. The property also boasts a single garage and a private driveway to the side, providing convenient off-road parking. The rear garden, with its fence and walled boundaries, offers a great degree of privacy. Mainly laid to lawn with some mature shrubs and a paved patio area. Throughout, the home is finished with a keen eye for detail, with contemporary fixtures and fittings, ample natural light, and thoughtful touches such as built-in storage and large bay windows that contribute to the overall sense of space and comfort.



GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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