



22 Alder Way, Holmes Chapel, CW4 8AD

£465,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

22 Alder Way

Holmes Chapel

Beautiful four bed detached home in a quiet cul-de-sac on this popular development. Modern kitchen diner, four double bedrooms and south-facing garden. Freehold.

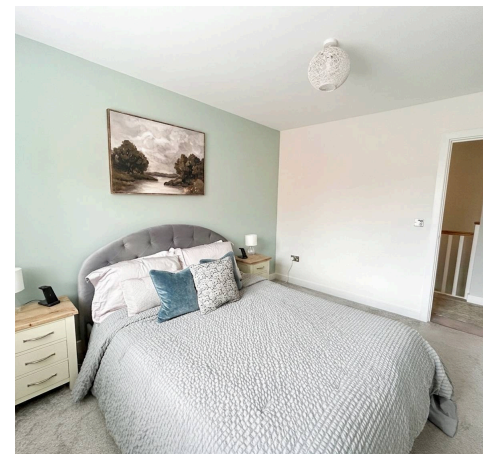
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- A freehold detached family home located within the popular Saltersford Gardens development
- Located off Alder Way, within a cul de sac of just four houses
- Beautifully presented throughout to offer ready to walk into accommodation
- Living room with box bay window to the front, kitchen diner with integrated appliances and doors opening to the garden
- Downstairs WC and a utility room with access to the side
- Internal access to the garage for easy storage or as use as a gym
- Four double bedrooms, one of which is set up as a dressing room and office
- Two bathrooms, one being a shower room en-suite to the master bedroom
- Driveway to the front providing off road parking
- Delightful south facing rear garden with paved patio and timber storage shed



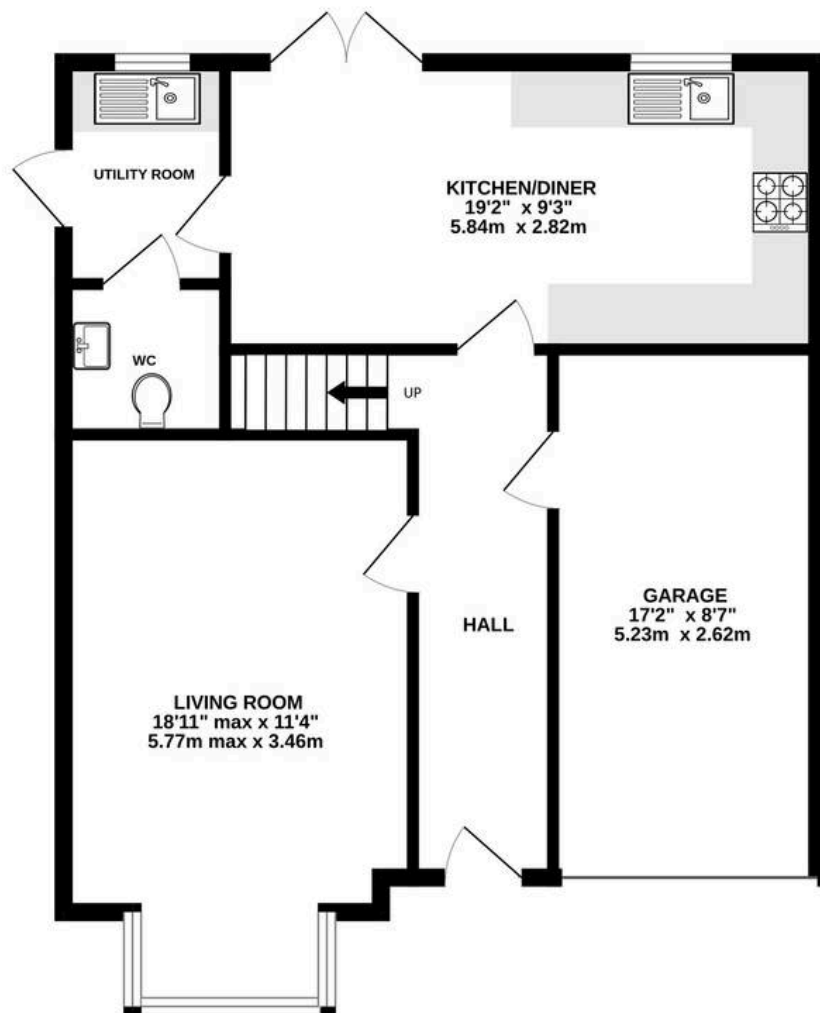
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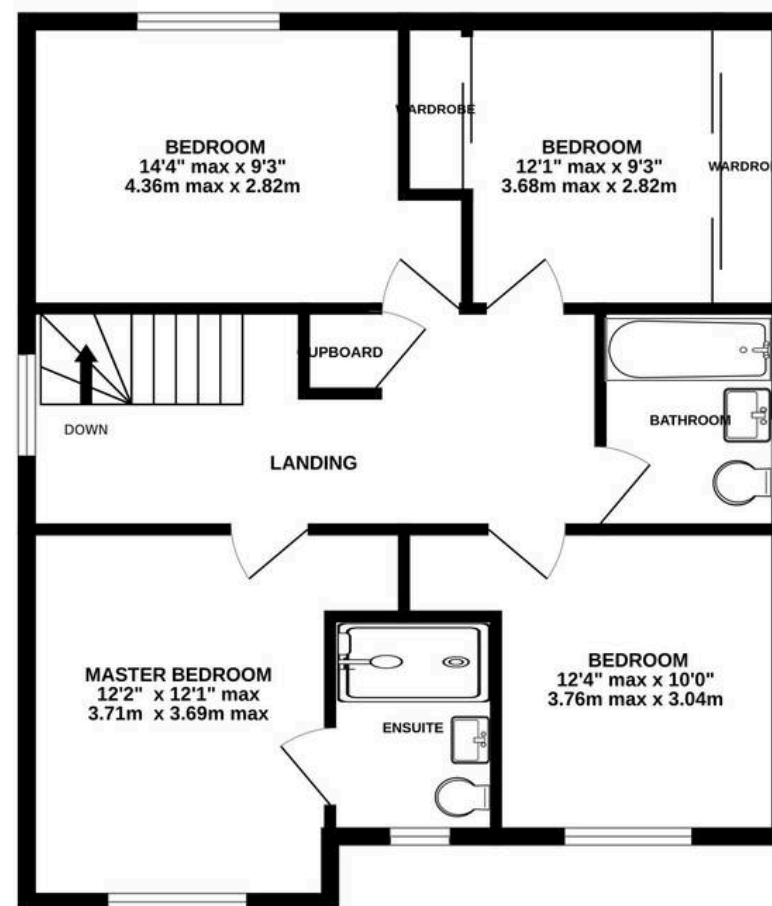
This beautifully presented four bedroom detached house is located within the highly sought after Saltersford Gardens development, positioned off Alder Way in a quiet cul de sac of just four homes. Offering ready to walk into accommodation, the property provides an ideal setting for family living. The entrance hall leads to a spacious living room featuring a box bay window to the front, creating a bright and welcoming space. The modern kitchen diner is equipped with integrated appliances and benefits from French doors opening directly onto the garden, perfect for entertaining. Additional ground floor features include a downstairs WC, a utility room with side access, and convenient internal access to the garage, which offers excellent storage or the potential for use as a gym. Upstairs, there are four double bedrooms, one of which is currently arranged as a dressing room and office, providing flexibility for home working or personal use. The master bedroom enjoys its own en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms. The property is freehold, ensuring peace of mind for the discerning buyer. Externally, the property offers a generous driveway to the front, providing off road parking. The delightful south facing rear garden is a particular highlight, featuring a paved patio area ideal for al fresco dining or relaxing in the sun. The garden is mainly laid to lawn, offering plenty of space for children to play or for keen gardeners to enjoy. A timber storage shed is included, providing practical storage for garden tools and outdoor equipment. The garden is enclosed by fencing, ensuring privacy and security for the whole family. With direct access from the kitchen diner and utility room, the outdoor space is both accessible and versatile, perfectly complementing the high standard of accommodation within.



GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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