



1 Medway Walk, Holmes Chapel, CW4 8FJ

£495,000

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**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

1 Medway Walk

Holmes Chapel

Immaculate four-bed detached home in Holmes Chapel with open plan living, orangery, home office, en-suite, private garden, parking, oversized garage, and low-maintenance outdoor space.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

- A stunning freehold detached family home within an easy walk to the centre of Holmes Chapel
- Immaculately presented throughout
- Thoughtful layout to accommodate the needs of a growing family
- Open plan breakfast kitchen, dining and living room
- Orangery with Bi-folding doors to the garden
- Separate home office off the hallway which could also make an ideal play room
- Four double bedrooms to the first floor along with two bathrooms - one being en-suite to the master bedroom
- Private front and rear aspect, with the rear garden being very low maintenance with porcelain tiles and fence boundaries
- Over sized garage with storage above, dog shower and utility area



1 Medway Walk

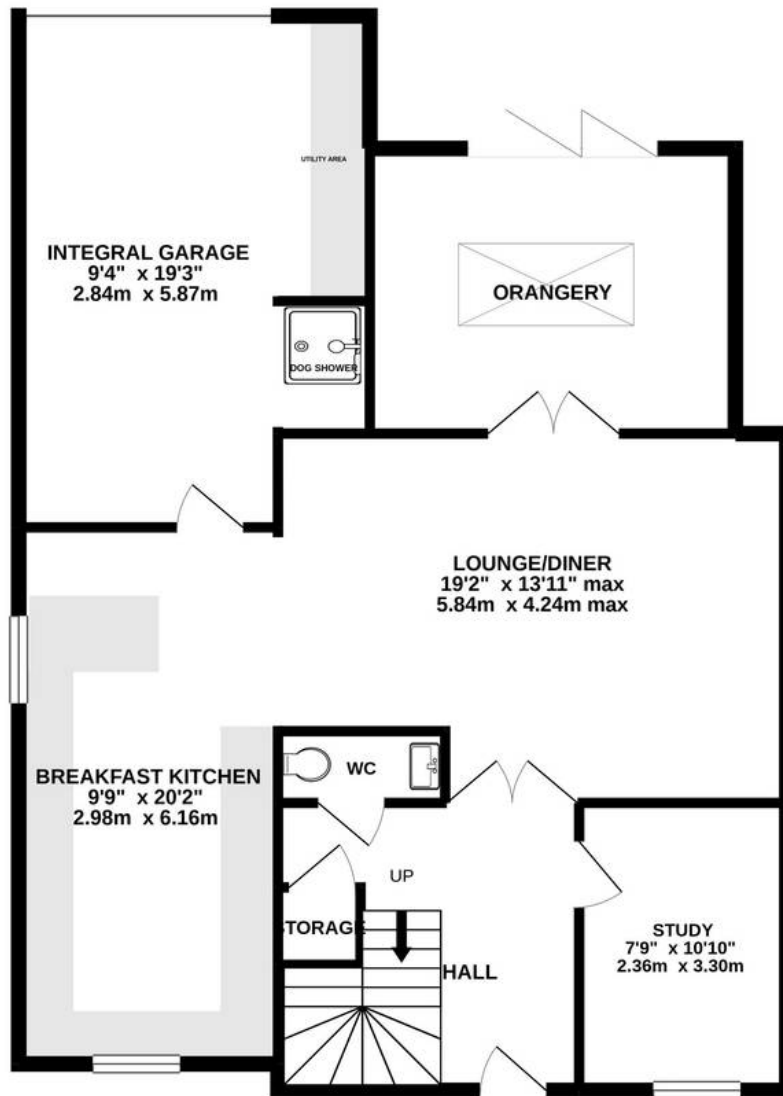
Holmes Chapel

The welcoming hallway leads to a stylish open plan breakfast kitchen, dining and living area, creating a sociable hub for daily life and entertaining. The kitchen features contemporary fittings and ample worktop space, seamlessly flowing into a spacious living zone. An impressive orangery, complete with bi-folding doors, opens directly onto the garden, allowing for an abundance of natural light and a seamless indoor-outdoor connection. A separate home office, conveniently situated off the hallway, provides a quiet space for remote work or could easily serve as a playroom. Upstairs, four generously sized double bedrooms ensure plenty of space for family and guests, with two well-appointed bathrooms, including an en-suite to the master bedroom. The property is freehold and benefits from a private front and rear aspect, ensuring both comfort and privacy.

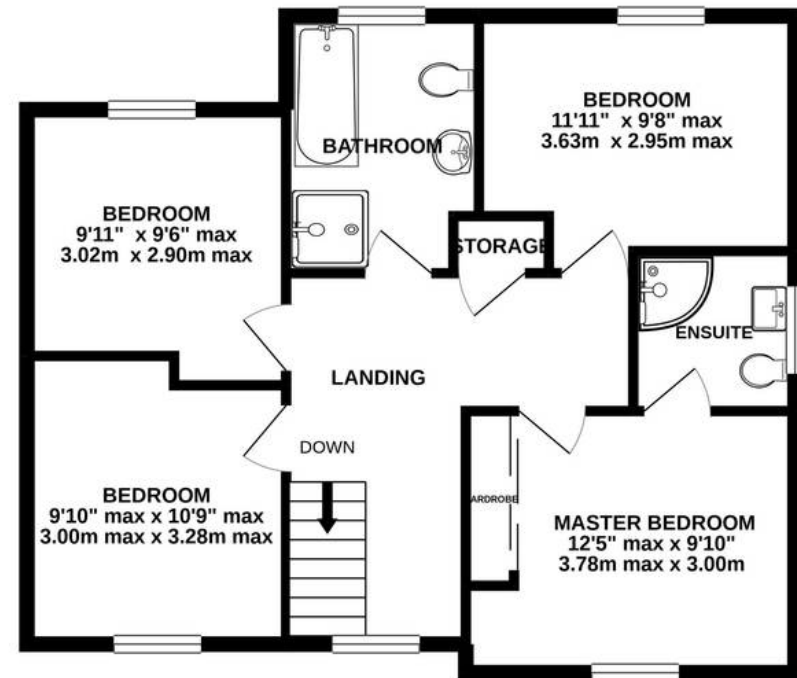
The outside space has been thoughtfully designed for ease of maintenance and year-round enjoyment. The rear garden features high-quality porcelain tiles, creating a stylish and practical entertaining area that is perfect for alfresco dining or relaxing with family and friends. Secure fence boundaries provide peace of mind, while the low-maintenance landscaping ensures you can spend more time enjoying your surroundings and less time on upkeep. To the front, the property enjoys a private aspect with a pleasant outlook, complemented by a driveway offering ample off-road parking. The oversized garage is a standout feature, providing extensive storage above, a dedicated utility area, and a practical dog shower (ideal for pet owners or those returning from countryside walks). This impressive home combines contemporary style with functionality, offering a superb setting both inside and out for modern family living in a sought-after Cheshire village.



GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1724 sq.ft. (160.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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