



13 Violet Way, Holmes Chapel, CW4 7FY

£330,000

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**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

13 Violet Way

Holmes Chapel

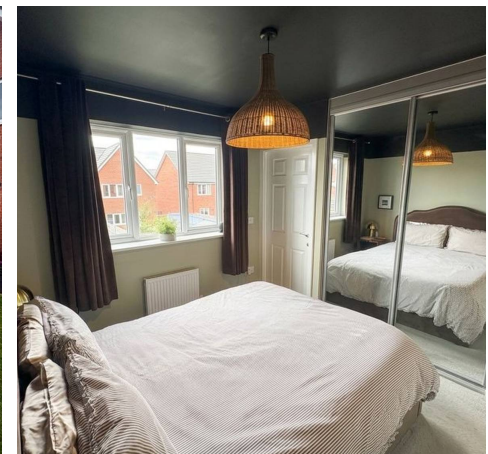
Stylish three bedroom home in Holmes Chapel with open plan kitchen diner, en-suite, landscaped garden, driveway for three cars, and easy access to local amenities and schools. Ready to move in. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Beautifully presented in a sought after location in Holmes Chapel
- Contemporary living room with feature wall and storage
- Modern open plan kitchen diner with integrated appliances
- Utility area and downstairs WC
- Modern white three piece bathroom
- Bedroom one with en-suite and built in wardrobes
- Spacious south west facing garden with paved patio area
- Private driveway with space for three cars



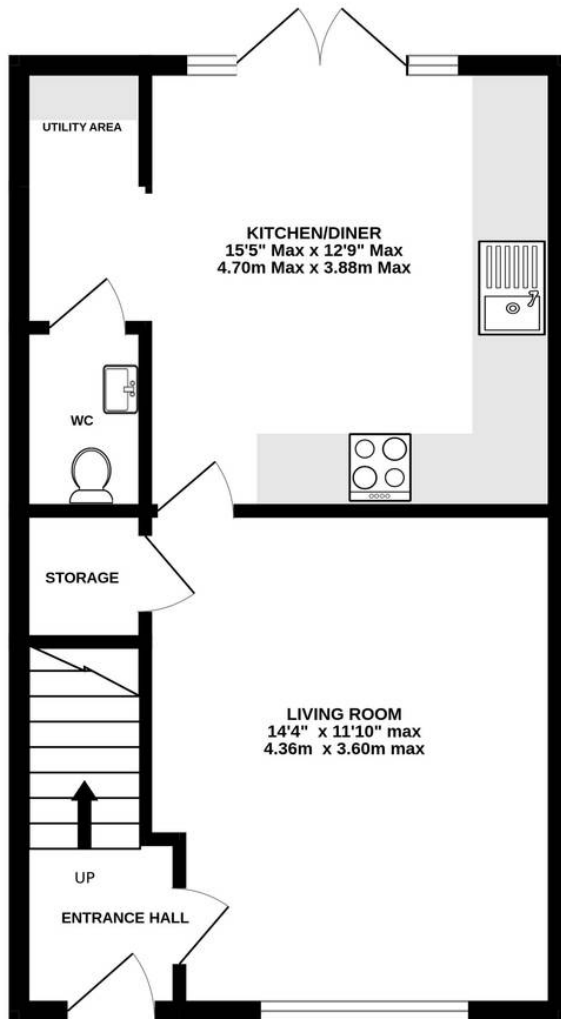
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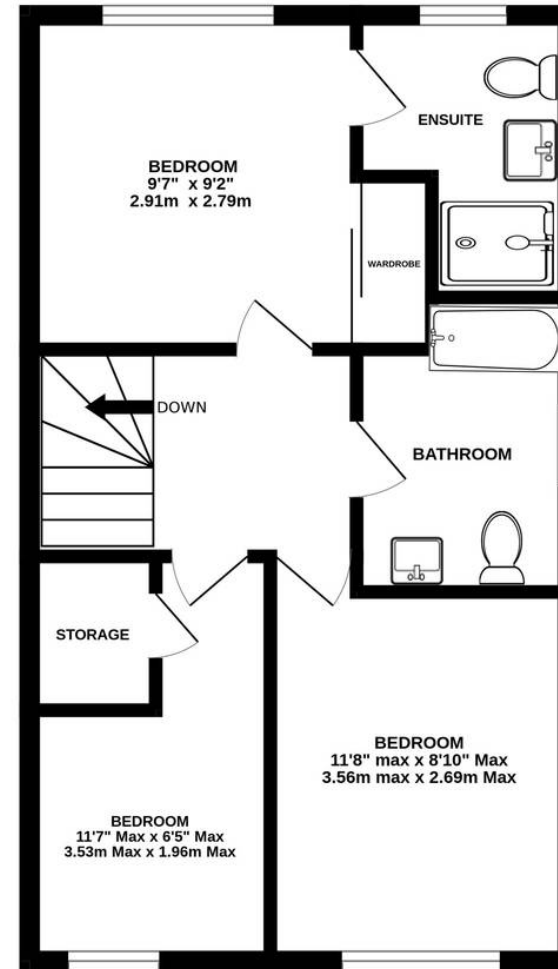
Upon entering, you are greeted by a welcoming hallway that leads into a spacious living room, which features a striking feature wall, bespoke storage solutions, and an abundance of natural light, creating a warm and inviting atmosphere. The heart of the home is the impressive open plan kitchen diner, fitted with a range of modern integrated appliances, sleek cabinetry, and ample space for a family dining table, making it perfect for every-day living and hosting guests. Adjacent to the kitchen, a practical utility area provides additional storage and laundry facilities, while a convenient downstairs WC adds further functionality for busy households. Upstairs, three well proportioned bedrooms offer comfortable accommodation, with the principal bedroom benefitting from its own en-suite shower room and built in wardrobes. The remaining bedrooms are equally well appointed, ideal for children, guests, or a home office, and are served by a modern family bathroom featuring a contemporary white three piece suite with stylish fixtures and fittings. The rear of the property reveals a thoughtfully landscaped and a well-maintained garden. With its south westly facing aspect meaning it gets the sun all afternoon and evening, modern fencing and a raised bed for gardening enthusiasts. The generous patio area is perfect for alfresco dining or entertaining. Practicality is further enhanced by the presence of a storage shed, ideal for keeping gardening tools and outdoor equipment neatly organised. The property also benefits from a private driveway with parking for up to three cars. Situated within easy reach of Holmes Chapel's excellent amenities, reputable local schools, and transport links, this property combines the best of modern living with convenience and comfort.



GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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