

12 Bluebell Road, Holmes Chapel, CW4 7FX

£495,000

01477 417000 holmeschapel@gascoignehalman.co.uk

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

12 Bluebell Road

Holmes Chapel

Modern 4-bed detached on Bluebell Green Development. Open-plan kitchen/diner, en-suite, garage, driveway with EV point. Enclosed rear garden. No upward chain.
Council Tax band: E

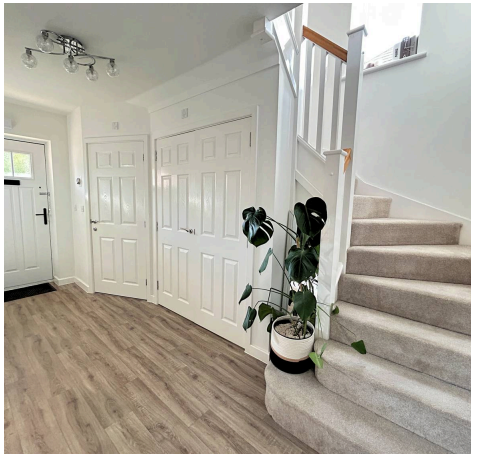
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Located on the ever popular Bluebell Green Development constructed by Bloor Homes
- A freehold detached family home offered for sale with no upward chain
- Entrance Hallway with downstairs WC and a utility cupboard with space for two appliances
- Living room overlooking the front with Box Bay window
- Large open plan kitchen diner with additional units in the dining area creating a bar area
- Four generous bedrooms (all double) three of which have wardrobes
- Two bathrooms, one being en-suite to the master bedroom, main bathroom having a four piece suite including a separate shower enclosure
- Driveway and parking to the side, with EV charging point, detached garage
- Delightful rear garden with raised planters and fence boundaries all offering a great degree of privacy









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Holmes Chapel

Offered for sale with no upward chain and freehold tenure, the property welcomes you via a bright entrance hallway that includes a downstairs WC and a practical utility cupboard with space for two appliances. The living room, positioned at the front of the house, features a charming box bay window that floods the space with natural light. At the heart of the home is a generous open-plan kitchen diner, thoughtfully designed with additional units in the dining area to create a stylish bar area. All four bedrooms are well-proportioned doubles, with three benefitting from wardrobes and the master enjoying its own en-suite shower room. A modern family bathroom, fitted with a four piece white suite incorporating a bath and separate shower, serves the remaining bedrooms. The property also benefits from driveway parking to the side, an electric vehicle charging point, and a detached garage for secure storage or additional parking. The outside space is equally impressive, offering a delightful rear garden, raised planters provide an attractive backdrop for seasonal planting, while secure fence boundaries ensure a great degree of privacy for children and pets. The garden is mainly laid to lawn with a paved patio area and plum slate pathway, perfect for outdoor dining or enjoying the afternoon sun. The detached garage is easily accessible from the garden and driveway, offering ample space for a vehicle or additional storage. The driveway itself provides parking for multiple cars, with the added convenience of an EV charging point for electric vehicles. The property's position within the development means it remains within easy reach of local amenities, schools, and transport links. This fantastic family home combines stylish interiors with practical outdoor features, making it an excellent choice for those looking to settle in this popular residential area.



GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.

1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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