



FERNBANK, FINGERPOST LANE, NORLEY, WA6 8LE



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Fernbank,

Fingerpost Lane, Norley, WA6 8LE

*** LARGE DETACHED HOUSE * BEAUTIFULLY PRESENTED THROUGHOUT *
* POPULAR VILLAGE LOCATION * NO ONWARD CHAIN ***

An impressive four double bedroom detached house occupying a pleasant position set back from Fingerpost Lane in the popular village of Norley





The accommodation, which is presented throughout to a high standard, briefly comprises: Open porch, reception hallway with useful under stairs storage cupboard, downstairs WC, living room with French doors to outside, separate sitting/play room, study, impressive open-plan kitchen/dining room fitted with a bespoke range of kitchen units with granite effect worktops and built-in appliances, dining room with open views and double doors onto the garden, utility room, galleried style landing with space for modern feature chandelier, impressive principal bedroom with sitting area, walk in dressing room and en-suite bathroom with four piece suite, bedroom two with en-suite shower room, bedroom three, bedroom four and impressive family bathroom. The property benefits from double glazing and has a Heat Exchange and Ventilation system. The property is approached via double metal gates and leads to a gravel driveway which provides parking for several vehicles.

To the rear and both sides of the property the garden has been laid mainly to lawn with fully stocked mature borders. The rear garden enjoys a good degree of privacy and a sunny aspect. If you are looking for an individual house in a popular village location, with ready to move into accommodation, then we would strongly urge you to view.





LOCATION

Norley is set amidst the Cheshire countryside on the fringe of Delamere Forest which offers a host of outdoor activities including good walks, mountain biking, horse riding and nature trails. Delamere Forest is a wonderful place for families to walk, cycle, horse ride and picnic and an absolute haven for birds and wildlife. Norley is well situated for access by road and rail to the commercial centres including Chester, Crewe, Warrington, Liverpool and Manchester. Delamere railway station is within easy reach giving good access to Chester, Liverpool, Manchester and Frodsham. Frodsham railway station gives access to Liverpool, Warrington, Manchester. Norley itself offers everyday shopping provisions at the local grocery shop whilst the adjacent villages of Kingsley, Cuddington, Frodsham and the town of Northwich offer more comprehensive facilities.

Manchester and Liverpool International Airports are found within 45 minutes drive. There are a range of superb schools in both the state and private sector within close proximity with the increasingly popular Grange School in Hartford being just 10 to 15 minutes drive away. Local school buses are available within walking distance to Fernbank.

HALLWAY

6' 5" x 5' 7" (1.96m x 1.7m) Solid wooden door with gold door furniture. Recessed ceiling light points. Smoke detector. Wall mounted alarm pad. Glazed door through to the inner hallway.

INNER HALLWAY

20' 8" x 6' 8" (6.3m x 2.03m) Recessed ceiling light points. Smoke detector. Alarm sensor. Wood strip flooring. Doors through to the living room, sitting/play room, study, WC, kitchen/dining room, understairs storage cupboard and staircase rising to the first floor.





SITTING/PLAY ROOM

12' 3" x 10' 11" (3.73m x 3.33m) Windows overlooking the front and side. Recessed ceiling light points and feature ceiling light point. Wood strip flooring. Aerial point and telephone point.

LIVING ROOM

19' 3" x 12' 3" (5.87m x 3.73m) Double doors onto the rear paved patio. Windows overlooking the front and side. Ceiling light point. Wood strip flooring. Aerial point and telephone point.



STUDY

9' 10" x 6' 8" (3m x 2.03m) Window overlooking the side. Recessed ceiling light points. Wood strip flooring. Wall mounted electric consumer unit. Cupboard housing a Nibe fighter 1240 heat recovery unit.

WC

7' 6" x 3' 3" (2.29m x 0.99m) Low level WC with dual flush and concealed cistern. Wash hand basin with chrome mixer tap. Storage cupboards beneath and tiled splashback. Ceiling light point. Ceiling vent. Floor tiling.

UNDERSTAIRS STORAGE CUPBOARD

Wood strip flooring and ceiling light point.



KITCHEN/DINING ROOM

23' 5" x 12' 10" (7.14m x 3.91m) Fitted with a contemporary range of cream shaker style base and wall level units incorporating drawers, cupboards and two pull out larders with wood effect worktops and tiling to work top area. Inset one and half bowl stainless steel sink unit with mixer tap and chrome drainer. Breakfast bar unit with fitted four ring Neff induction hob and chrome Baumatic chimney style extractor hood above. Fitted 'New World' double oven and grill, integrated dishwasher, Integrated fridge and freezer. Under unit spotlights. Recessed ceiling light points. Smoke detector. Window overlooking the side and rear and double doors onto the side patio area. Aerial point. Floor tiling. Doors through to utility room and dining room.



UTILITY ROOM

9' 3" x 7' 6" (2.82m x 2.29m) Cream Shaker style units with single stainless steel sink unit and chrome mixer tap. Wood effect laminated work surfaces. Space for washing machine, dryer and tall fridge/freezer. Wall mounted alarm pad. Recessed ceiling light point. Tiled flooring. Door through to the rear garden.



DINING ROOM

18' 8" x 13' 3" (5.69m x 4.04m) Window overlooking the side and rear with far reaching views. Double doors onto a paved patio area. Alarm sensor. Recessed ceiling light point. Wood strip flooring. Aerial point and television point.



FIRST FLOOR

LANDING

20' 8" x 10' 6" (6.3m x 3.2m) Window on the half window. Recessed ceiling light point and feature ceiling light point. Sunlight spotlight. Loft access. Wood strip flooring. Doors through to principal bedroom, three further bedrooms, family bathroom and useful storage cupboard.

The loft is fully boarded with pull down ladder and power.

PRINCIPAL BEDROOM

18' 8" x 13' 9" (5.69m x 4.19m) Two windows overlooking the side and rear with far reaching views. Recessed ceiling light point. Wood strip flooring. Aerial point and telephone point. Archway through to seating area.

SEATING AREA

12' 11" x 10' 9" (3.94m x 3.28m) Bay window overlooking the side. Recessed ceiling light point. Wood strip flooring. Aerial point. Doors through to en-suite bathroom and walk in wardrobe.

WALK IN WARDROBE

8' 11" x 7' 9" (2.72m x 2.36m) Recessed ceiling light point and wood strip flooring.

EN-SUITE BATHROOM

11' 8" x 7' 9" (3.56m x 2.36m) A well appointed four piece suite in white with chrome style fittings comprising double shower, Jacuzzi bath with chrome mixer tap, low level WC with dual flush and concealed cistern. Wall mounted wash hand basin with chrome mixer tap and storage beneath. Partially tiled walls with feature border. Recessed ceiling light point. Window with obscured glass. Tiled flooring. Chrome style heated towel rail.





BEDROOM TWO

12' 5" x 10' 11" (3.78m x 3.33m) Window overlooking the front. Recessed ceiling light points. Wood strip flooring. Aerial point and telephone point. Door through to en-suite shower room.

EN-SUITE SHOWER ROOM

06' 6" x 5' 5" (1.98m x 1.65m) A well appointed three piece suite in white with chrome style fittings comprising corner shower cubicle, low level WC with dual flush, wash hand basin with chrome mixer tap and storage cupboards beneath. Partially tiled walls with feature border. Chrome style heated towel rail. Recessed ceiling light points. Floor tiling. Window with obscured glass.



BEDROOM THREE

14' 3" x 9' 6" (4.34m x 2.9m) Window overlooking the front. Recessed ceiling light point. Wood strip flooring. Television point and telephone point.

BEDROOM FOUR

14' 3" x 8' 9" (4.34m x 2.67m) Window overlooking the rear garden. Recessed ceiling light point. Wood strip flooring. Television point and telephone point.

FAMILY BATHROOM

A four piece suite in white with chrome style fittings comprising glazed corner shower, large bath with chrome central mixer tap, low level WC with dual flush and concealed cistern. Wash hand basin with chrome mixer tap and storage cupboards beneath. Partially tiled walls with feature border. Recessed ceiling light point. Floor tiling. Chrome ladder style heated towel rail. Window with obscured glass.



EXTERNAL

The property is accessed via double gates onto a gravel driveway with fully stocked mature borders. Access to both sides of the property provides access through to the rear garden. The rear garden has been laid mainly to lawn with fully stocked border and central border with fully stocked plants. Far reaching views. Patio area wraps around the property with steps leading down to the garden.

SERVICES

We understand that mains water, electricity and drainage are connected

- * The property has a ground source heat pump
- * The property has a burglar alarm
- * Under floor heating throughout downstairs and upstairs

VIEWING

Viewing by appointment with the Agents Tarporley office

TENURE

We believe the property is freehold tenure





ROUTE

From Wright Marshall's office in the centre of Tarporley take a right turn out of the village in the direction of Chester. Proceed until reaching a roundabout at which point take the third exit onto the A49 Warrington Road. Proceed up the A49 and continue until reaching a left hand fork onto the B5152. Proceed along for approximately 1.5 miles before reaching a crossroads. At the crossroads carry straight on. You will now be on Abbey Lane and after a short distance passing individual houses on the right hand side, there is a further crossroads at which point carry straight on. Proceed along passing Delamere Stores on the left hand side and continue passing Delamere Railway Station, also on the left hand side. Now in amongst Delamere Forest continue along and after a short distance take the right hand turn into School Lane. At the T-junction turn right onto Norley Road, which in turn turns into Fingerpost Lane. The property will be found on the left hand side identified by a Wright Marshall 'For Sale' board.





Energy Performance Certificate



Fernbank, Fingerpost Lane, Norley, FRODSHAM, WA6 8LE

Dwelling type: Detached house Reference number: 0148-2075-6267-7600-3214
 Date of assessment: 04 March 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 06 March 2020 Total floor area: 244 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

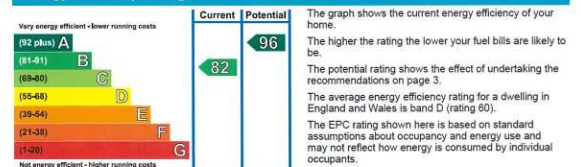
Estimated energy costs of dwelling for 3 years: **£ 3,510**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 441 over 3 years	£ 441 over 3 years	Not applicable
Heating	£ 2,457 over 3 years	£ 2,457 over 3 years	
Hot Water	£ 612 over 3 years	£ 612 over 3 years	
Totals	£ 3,510	£ 3,510	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 912
2 Wind turbine	£15,000 - £25,000	£ 1,884

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Ground Floor



First Floor

