



TOTAL FLOOR AREA : 77.83 sq. m. (837.73 sq. ft.) approx.
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MISREPRESENTATION ACT 1967.

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Situated within a quiet cul-de-sac, in the popular village of Tarvin, is this well presented three bedroom home. Offering well proportioned living accommodation, a cloakroom wc, three good sized bedrooms, en-suite shower room, enclosed garden and driveway with parking for two vehicles.

FULL DESCRIPTION

Situated within a quiet cul-de-sac location in the popular village of Tarvin, is this attractive three bedroom semi detached home. Constructed in 2015, the property offers well proportioned living accommodation and briefly comprises; entrance hallway which leads to the bright living room, there is a cloakroom wc, open plan kitchen/dining room with french doors opening to the rear garden. Stairs from the hallway lead to the first floor, there is a family bathroom and three good sized bedrooms with the master bedroom benefiting for an en-suite shower room.

Outside the property has an enclosed rear garden which is mainly laid to lawn with paved patio area and timber gate leading to the front. There is a driveway providing off road parking for two vehicles and a lawned front garden.

Tarvin is a popular village which is located just 6 miles from Chester and 5 miles from Tarporley. There is an excellent range of day to day amenities including a Co-op store, newsagents, public houses, restaurants and retail outlets. There is also a doctors surgery and primary school.

ENTRANCE HALLWAY

With a front aspect double glazed composite door, wood effect flooring, radiator and staircase rising to the first floor.

LIVING ROOM

13'10" x 12'0" (4.22 x 3.68)

A good sized living room with a upvc double glazed window, wood effect flooring, television point and a radiator.

INNER HALL

With storage cupboard, wood effect flooring and door the the cloakroom wc.

CLOAKROOM WC

Fitted with a low level wc, wash hand basin with tiled splashback and a radiator.

DINING KITCHEN

15'5" x 9'4" (4.70 x 2.87)

The kitchen is fitted with a range of wall and base level units with complementary work surfaces over. Integrated electric oven and grill, four ring gas hob with stainless steel splash back and extractor over. Integrated fridge freezer and inset one and a half bowl stainless steel sink and drainer unit with mixer tap. With wood effect flooring and a upvc double glazed window overlooking the rear garden.

The dining area has upvc double glazed french doors which open to the rear garden, wood effect flooring and a radiator.

FIRST FLOOR LANDING

With loft access, a radiator and doors to

MASTER BEDROOM

A double bedroom with radiator and upvc double glazed window overlooking the rear garden. Door opens to the en-suite shower room.

EN SUITE SHOWER ROOM

Fitted with a tiled shower cubical, low level wc and pedestal wash hand basin. Part tiled walls, upvc double glazed window and heated towel rail.

BEDROOM TWO

10'9" x 8'7" (3.28 x 2.62)

A double bedroom with upvc double glazed window, television point and a radiator.

BEDROOM THREE

11'6" x 6'7" (3.53 x 2.01)

A good sized third bedroom with upvc double glazed window and a radiator.

BATHROOM

The bathroom is fitted with a panelled bath, low level wc and pedestal wash hand basin with mixer tap.

OUTSIDE

To the front of the property is a lawned garden with adjacent driveway which provides off road parking for two vehicles. A timber gate give access to the enclosed rear garden which is predominantly laid to lawn with paved patio area and fenced boundaries.