



Located within a superb village setting, this detached 4 bedroom family house provides extensive modernised accommodation over three floors, benefitting from an enclosed private garden to the rear, single garage and off-road parking to the front.

21 Tattenhall Road is perfectly situated within walking distance of the village amenities and the highly regarded Primary School yet benefits from being located close to the historic City Centre of Chester and the popular village of Tarporley, perfect for commuters and those looking for a rural village location.

The present owners have undergone a scheme of modernisation throughout the property to include; a new Kitchen with integrated appliances, new carpets, re-plastered walls and ceilings all of which have been tastefully decorated together with new radiators, new wiring. And new combination boiler (guarantee).

The extensive accommodation opens into the Entrance Hall with stairs rising to first floor. A door provides access to the Cloakroom/Laundry Room where there is space and plumbing for washing machine and tumble dryer together with low level WC and wash hand basin. The Living Room is of particular note, being of good proportions with a large window and glazed single door onto the rear garden, providing plenty of natural lighting with the additional benefit of an attractive contemporary coal effect fire place as its primary focal point. Double doors open into the Dining Kitchen, which features a modern shaker style kitchen together with a good sized dining area, perfect for entertaining in the heart of the home. Concluding the down stairs accommodation is the Conservatory, which provides superb views of the garden and leads onto the patio.

At first floor level the accommodation continues with two good sized double bedrooms having the benefit of views over the rear garden, a third bedroom, to the front of the property, has a built in bespoke cabin bed and storage beneath and all are serviced by the family bathroom which boasts a modern 4 piece suite. The accommodation concludes with stairs rising to the second floor where there is a further large double bedroom, spanning the width of the house with the benefit of storage to the eaves.

Externally the property is approached over a tarmacked driveway, providing off-road parking for a number of vehicles bordered by a small lawned area to the front. The driveway leads to the attached single garage which has power and light connected.

The principal garden is situated to the rear of the property and is predominantly laid to lawn having the benefit of two



patio areas, one to the immediate rear elevation with a flagged pathway leading to the other which borders the lawn to the left. The garden is fully enclosed and is perfectly secluded for privacy and security.

A viewing is highly recommended to appreciate the extensive modernised accommodation on offer in a popular village setting.

LOCATION

The village of Tattenhall offers a comprehensive range of services including a general store, butcher, chemist, doctor's surgery, coffee shop, pubs, café, restaurants and well known ice cream farm. On the recreational front the village also has a thriving sports club and there are several golf courses locally at Carden Park, Aldersey and Waverton. Within walking distance of the property is also an outstanding Ofsted rated primary school. The village has continued to embrace its rich history which is evidenced by the number of substantial Victorian buildings both in the village and surrounding farmsteads.





Despite its rural tranquillity within close proximity, the property also provides an ideal base for the commuter with the centre of Chester being just 9 miles away. The area is also well served by roads with access to the M53/M56 motorways permitting travel to all areas of commerce throughout the North West via the national motorway network. Liverpool and Manchester International Airport are 22 and 32 miles respectively and travel to London is readily available with a two hour Inter-City direct rail service from Chester Station to London Euston

ENTRANCE HALL

Composite door with diamond shape glass panel opens into the Hallway, with stairs to first floor, door into storage cupboard, access to under stairs storage, doors into Living Room and Kitchen, oak effect flooring, radiator and door into:



CLOAKROOM/LAUNDRY ROOM

8' 6" x 5' 5" (2.60m x 1.66m) Low level WC, pedestal wash hand basin, obscure glazed window to front aspect, space and plumbing for washing machine and tumble dryer with work surface above, wall cupboards, part tiled walls, wood effect laminate flooring.

LIVING ROOM

14' 7" x 11' 11" (4.46m x 3.64m) Feature coal effect fireplace with contemporary surround and marble hearth, large window to rear aspect overlooking the garden with adjoining glazed panel door leading onto the patio area, window to side aspect, coved ceiling, television point, radiator. Double Doors opening into:



DINING KITCHEN

28' 1" x 10' 0" (8.57m x 3.053m) The kitchen benefits from a range of modern shaker style base units and matching wall cupboards, extensive worktop with a single bowl Franke black composite sink with drainer unit, mixer tap and tiled splash back, integrated electric fan oven with Induction hob and extractor fan above, integrated fridge freezer, dishwasher and pull out refuse/recycling kitchen unit, large window to front aspect, exterior door to the side elevation, downlighters, oak effect laminate flooring and radiator.



In the dining area there are two windows to the side elevation, continuation of flooring, radiator and French doors into:



CONSERVATORY

10' 2" x 10' 0" (3.12m x 3.06m) Constructed of part brick and glazed elevations the conservatory provides an ideal space to take in the garden surrounding, having the benefit of a ceiling mounted LED light fitting, French doors opening onto the rear patio, tiled flooring and radiator.

FIRST FLOOR

LANDING

Providing access to all bedrooms and family bathroom. Stairs rising to the second floor, window to front aspect, door into storage cupboard .

BEDROOM ONE

12' 0" x 11' 10" (3.67m x 3.61m) Window to rear aspect overlooking the garden and window to side aspect, two USB sockets to bedside and radiator.

BEDROOM THREE

11' 10" x 10' 0" (3.62m x 3.07m) Window to rear aspect overlooking the garden and two windows to the side aspect, built-in triple wardrobe, two USB sockets to bedside and radiator.

BEDROOM FOUR

9' 3" x 9' 1" (2.83m x 2.78m) Max into Alcove Window to front aspect, built-in bespoke cabin bed with drawer storage beneath and radiator.



BATHROOM

8' 8" x 5' 2" (2.66m x 1.6m) Modern four piece suite including low level WC, pedestal wash hand basin, corner shower cubicle with electric shower and panelled bath with mixer tap and shower attachment. Composite tongue and groove wall panels, wall mounted chrome heated towel rail, two windows to the side aspect, extractor fan, laminate flooring and downlights.

SECOND FLOOR

LANDING

Window to side aspect and door into:

BEDROOM TWO

19' 6" x 8' 11" (5.96m x 2.74m) Window to side aspect, two velux skylights, storage cupboards in eaves and radiator.



EXTERIOR

The front of the property is approached over a tarmac driveway providing plenty of off-road parking for a number of vehicles, bordered by a small lawned area to the front incorporating mature shrubs and trees and leading to:

ATTACHED GARAGE

16' 11" x 8' 6" (5.16m x 2.60m) Up and over doors onto concrete flooring, light and power connected, wall mounted gas central heating combi boiler, window to rear aspect with adjoining pedestrian door.

GARDEN

The rear garden is predominantly laid to lawn having the benefit of two patio areas, one to the immediate rear elevation with a flagged pathway leading to the other which borders the lawn to the left, together with mature borders incorporating a variety of shrubs and trees, two sheds and fully enclosed providing security and privacy.

SERVICES

We understand that mains water, electricity, gas and drainage are connected.

VIEWING

Viewing by appointment with the Agents Tarporley office

TENURE

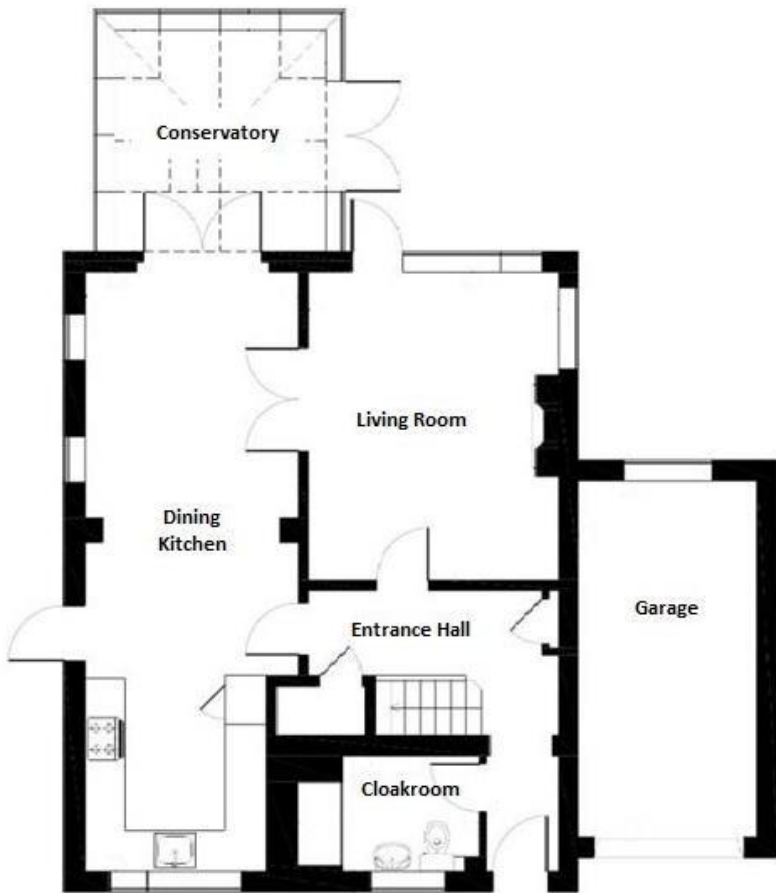
We believe the property is freehold tenure

ROUTE

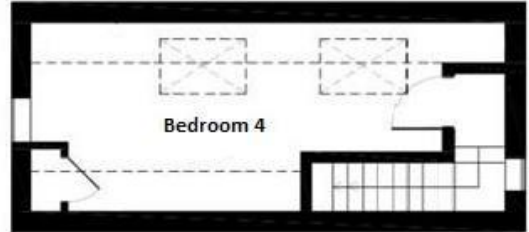
From our office in the centre of Tarporley take a left turn out of the village in the direction of Nantwich and proceed along passing The Swan Hotel on the right hand side until reaching a Texaco/Spar on the left hand side at which point take a right turn onto Birch Heath Road. Proceed to the very bottom of Birch Heath Road passing Pudding Lane on the left hand side and at the junction take a right turn. Proceed along for a couple of miles until passing Huxley Primary School on the right hand side. Take the next left turn into Huxley Lane. Continue down Huxley Lane and having passed the Farmers Arms Pub on the left hand side at the next junction take a left turn on to Red Lane. Proceed along passing over two bridges and before entering the village the property can be found on the right hand side clearly marked by a Wright Marshall for sale board.



Tattenhall Road Tattenhall, Chester



Ground Floor



Second Floor



First Floor

Energy Performance Certificate

21, Tattenhall Road, Tattenhall, CHESTER, CH3 9QG
 Dwelling type: Detached house
 Date of assessment: 06 August 2019
 Date of certificate: 07 August 2019
 Reference number: 8031-6829-8800-9106-0902
 Type of assessment: RDSAP, existing dwelling
 Total floor area: 127 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:	£ 4,059
Over 3 years you could save:	£ 1,254

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 282 over 3 years	
Heating	£ 3,315 over 3 years	£ 2,274 over 3 years	
Hot Water	£ 462 over 3 years	£ 252 over 3 years	
Totals	£ 4,059	£ 2,808	£ 1,254

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

Very energy efficient - lower running costs

Current: **D** (45-55) Potential: **B** (69-74)

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 423
2 Cavity wall insulation	£500 - £1,500	£ 489
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 168

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergysavings.co.uk or call freephone 0800 442292. The Green Deal may enable you to make your home warmer and cheaper to run.

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The UK's number one property website