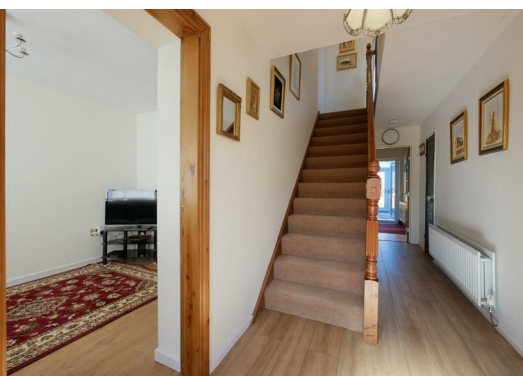




Wright Marshall
Estate Agents

**24 HALLOWS DRIVE, KELSALL, TARPORLEY
CW6 0QE**

£395,000



An impressive extended four bedroom detached property within walking distance of the centre of the village of Kelsall. The property has ample off road parking and a delightful rear garden.

VIEWING IS ESSENTIAL

An impressive extended four bedroom detached house occupying a pleasant position in the popular village of Kelsall. The well-appointed property which had a two storey extension 4 years ago and briefly comprises:- Porch, entrance hallway, fully fitted integrated kitchen with breakfast bar, dining room, living room, conservatory with double doors onto the garden, snug, landing, principal bedroom, bedroom two and en-suite shower room, bedroom three, bedroom four and well-appointed bathroom. The property benefits from gas central heating and has double glazing. The property is approached via a block paved driveway which leads to a further gravel parking area. To the front of the property, there is fully stocked borders and mature hedging. To the rear of the property, there is a delightful garden laid to lawn, fully stocked borders and mature trees with good sized patio area area. The garden offers a sunny aspect and a good degree of privacy.

LOCATION

Kelsall is an extremely popular semi-rural Cheshire village that combines a central location, excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside. For those with educational needs, Kelsall has an outstanding Ofsted rated primary school on Flat Lane, which in turn feeds into the nearby outstanding Ofsted rated Tarporley High School. There are other well regarded schools in the villages surrounding, included within this category is Delamere Academy, which has recently acclaimed as being one of the top ten non fee paying UK primary schools.

Within the village there is a large Co-operative convenience store with internal Post Office/Bureau De Change, a renowned butcher, pharmacist and sandwich shop. More over there is a recently extended and refurbished community hall, two public houses, Doctors surgery, Vets practice, well attended Parish Church and Methodist chapel. Located in the centre of the village are playing fields with specialist children's play area.

Kelsall holds a convenient position, close to both the Georgian village of Tarporley and the thriving city centre of Chester. Whilst the area is renowned for its outstanding natural beauty, the house also offers an excellent base for the business traveller. In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest, including Liverpool, Manchester, Warrington, Wrexham, Media City UK and nearby Chester.

With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester Manchester or Liverpool to London lines. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes. Two international airports can be located within 45 minutes drive Liverpool John Lennon International Airport and Manchester International Airport.

The area as a whole has access to glorious countryside and places of significant interest that include ancient castles, boating facilities on nearby canals and the outstanding Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail and in the Willington and Utkinton Hills known locally as 'Little Switzerland'. There are many excellent golf clubs within short travelling distance.



PORCH

6'10" x 3'8" max (2.08m" x 1.12m" max)
UPVC door with glazed inset and glazed side panel with gold door furniture, wall light, wood effect flooring. Door through to the Reception Hallway

ENTRANCE HALLWAY

17'11" x 5'11" max (5.46m" x 1.80m" max)
Ceiling light point, radiator, telephone point, wood effect flooring. Doors to Living Room, Kitchen, Snug, W.C and useful storage cupboard.



W.C

6'1" x 2'6" max (1.85m" x 0.76m" max)
Low level WC with dual flush, wall mounted wash hand basin with chrome mixer taps, floor tiling, recessed ceiling point, wall mounted vent and chrome ladder style heated towel rail.

LIVING ROOM

13'6" x 12'11" max (4.11m" x 3.94m" max)
UPVC Window overlooking the front garden. Wood effect flooring. Ceiling light point and ceiling rose. Radiator. Aerial Point. Gas fire with granite hearth and wooden surround. Opening to Dining Room



DINING ROOM

12'7" x 12'2" max (3.84m" x 3.71m" max)

UPVC double glazed doors with side glazed units, wood effect flooring. ceiling light point., radiator and door to Kitchen



BREAKFAST KITCHEN

14'10" x 10'10" max (4.52m" x 3.30m" max)

A modern range of solid wood wall and base level units incorporating drawers, two glazed cupboards and cupboards with granite worktops. Tiling to work surface areas. Inset bowl and a half stainless sink with granite routed drainers and chrome mixer tap. Five ring gas hob with chrome chimney style extractor above and granite splashback. Neff double oven and grill. Integrated fridge/freezer. Space for integrated dishwasher. Windows overlooking the rear garden. Recessed ceiling light point. Floor tiling. Radiator. Door through to Conservatory.



UTILITY ROOM

7'8" x 4'10" max (2.34m" x 1.47m" max)

Wall mounted cupboards, space for washing machine, dryer and freezer. Granite effect worktops. Wall mounted Worcester Greenstar 29CDI classic, vent, floor tiles and radiator.

SNUG

12'5" x 7'8" max (3.78m" x 2.34m" max)

UPVC double glazed overlooking the front, ceiling light point, wood effect flooring and door through to the Utility Room



CONSERVATORY

17'8" x 12'9" max (5.38m" x 3.89m" max)

Double Doors onto the garden, ceiling light point, floor tiling and aerial point.



LANDING

Ceiling light points, smoke detector, wood effect flooring. Door through to the principal bedroom, bedroom 2, bedroom 3, bedroom 4, family bathroom and useful storage cupboard with slatted shelving. Smoke detector.

PRINCIPAL BEDROOM

12'11" x 10'1" max (3.94m x 3.07m" max)
UPVC double glazed window overlooking the front, ceiling light point and radiator



BEDROOM 2

13'9" x 7'1" max (4.19m" x 2.16m" max)
UPVC double glazed window overlooking the front, wood effect flooring, ceiling light point and radiator. Door to en-suite



EN-SUITE

7'8" x 4'7" max (2.34m" x 1.40m" max)
A well appointed three piece suite in white with chrome style fittings comprising bath with shower, low level WC with dual flush, wall mounted corner wash hand basin with chrome mixer tap. Chrome ladder style heated towel radiator. Recessed ceiling light points. Floor tiling and partially tiled walls. Velux window.

BEDROOM 3

10'5" x 10'1" max (3.18m" x 3.07m" max)
UPVC double glazed window, ceiling light point and radiator



BEDROOM 4

9'9" x 8'9" max (2.97m" x 2.67m" max)
UPVC double glazed window overlooking the front, ceiling light point and radiator



FAMILY BATHROOM

7'2" x 8'7" max (2.18m" x 2.62m" max)

A three piece suite in white with chrome style fittings comprising bath with central mixer tap, shower above and glazed shower screen. Pedestal wash hand basin with chrome mixer tap, tiled splashback and storage cupboards beneath. Low level WC with concealed cistern. Recessed ceiling light points. Radiator. Partially tiled walls and window with obscured glass

EXTERNAL

The property is approached via a block paved driveway which leads to a further gravel parking area. To the front of the property, there is fully stocked borders and mature hedging. To the rear of the property, there is a delightful garden laid to lawn, fully stocked borders and mature trees with good sized patio area area. The garden offers a sunny aspect and a good degree of privacy.



VIEWING

Viewing by arrangement with the Agents Tarporley office

SERVICES

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

TENURE

We believe the property is freehold tenure

ROUTE

Leaving the Agents Tarporley office continue along the High Street in the direction of Chester and take a right onto Utkinton Lane. Continue through the village of Utkinton passing the Rose Farm shop on the right hand side and carry on until reaching a T junction. Turn right onto Willington Lane passing the Willington Hall Hotel on the left hand side, continue through the village of Willington. Continue to the T-Junction of Church Street and take the left hand turn. Take the left hand turn into Hallows Drive and the property will be found on the right-hand side after a short distance.

Anti-Money Laundering (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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