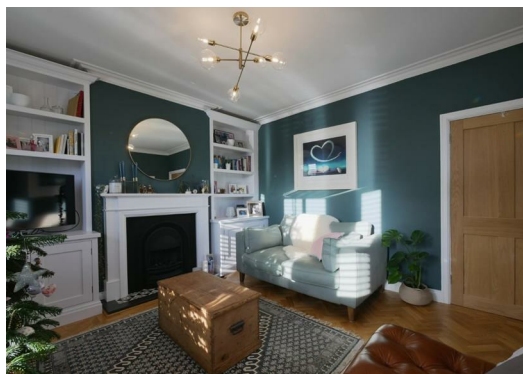




Wright Marshall
Estate Agents

CHURCH VILLA, CHESTER ROAD, KELSALL,
TARPORLEY CW6 0SA

£475,000



An immaculately presented and well proportioned three bedroomed period property occupying an enviable location in the heart of Kelsall Village benefitting from off road parking and a large garden.

Village centre living is becoming increasingly popular and Kelsall has seen the benefit of this over recent years. The proximity of local amenities including schools and doctors surgery's has cemented Kelsall village as one of the premier residential locations in the county.

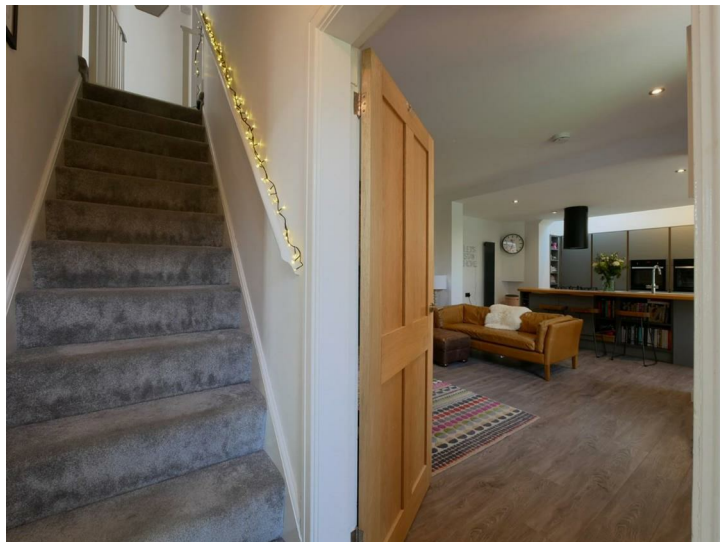
Church Villa is an excellent example of a modernised period property that has undergone an extensive scheme of modernisation in recent years and now providing a family home offering a cohesion of modern living standards with period charm. Internally the ground floor offers well proportioned accommodation with the ubiquitous open plan kitchen and dining space which is regularly desired in the market. In addition to this the more formal living room at the front of the property has been treated with the same respect with high ceilings and a beautiful bay window providing an impressive sense of space. Concluding the ground floor accommodation is the utility room which is just off the kitchen as well as a ground floor shower room. At first floor level the accommodation continues to impress with principal bedroom having attractive far reaching views across Waste Lane and benefits from an en-suite shower room. In addition there are two further bedrooms which are serviced by the family bathroom.

Externally to the front of the property is ample space for vehicular parking with a fence line across the front of the plot. To either side laurel hedges provide further privacy. The garden is principally laid to lawn with distinct seating space provided by patio areas.

ENTRANCE HALL

6'2" x 8'8" (1.88m x 2.64m)

Side aspect timber framed glass panelled door. Front aspect UPVC double glazed window with window shutter. Minton style tiled floor. Framed opening. Two ceiling mounted light fittings. Door to living room and kitchen/family room. Period style radiator.



LIVING ROOM

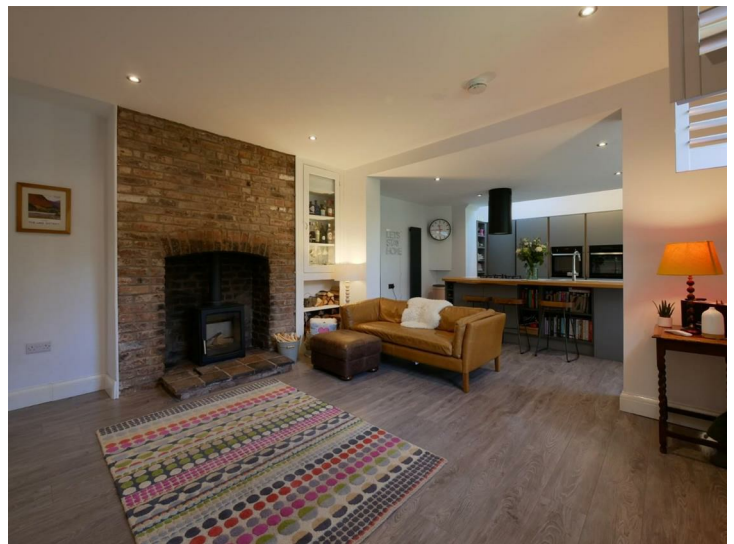
11'9" x 13'8" (3.58m x 4.17m)

Front aspect UPVC double glazed bay window with matching shutters. Side aspect UPVC double glazed window with fitted shutter. Double panelled radiator. Parquet flooring. Fireplace with tiled hearth and timber surround mantel. Fitted timber furniture to either side of the chimney breast. Coved ceiling. Ceiling mounted light fitting.



KITCHEN/FAMILY ROOM

27'0" x 18'7" (8.23m x 5.66m)



FAMILY ROOM

12'2" x 14'2" (3.71m x 4.32m)

With side aspect UPVC double glazed window and fitted shutters. Double panelled radiator. Fireplace with wood burning stove and quarry tiled hearth. Exposed brick chimney breast with storage to one side. Recessed spotlights to ceiling. Door to understairs storage cupboard. Framed opening to kitchen and dining area.

KITCHEN AND DINING AREA

14'4" x 19'3" (4.37m x 5.87m)

Side aspect UPVC double glazed double doors with matching windows to side opening onto patio. Two double panelled radiators. Two contemporary vertical radiators. Recessed spotlights to ceiling. Central island unit. Part timber block and part granite with recessed Blanco stainless steel sink and Grohe hot water mixer tap. Five ring CDA gas hob with multi speed extractor hood. Range of larder units as well as open fronted shelving with two CDA electric ovens. Space for tall American style fridge freezer. Ceiling mounted light fitting and skylight. Door to utility room.



UTILITY ROOM

10'5" x 5'7" (3.18m x 1.70m)

With side aspect UPVC double glazed stable door. Two velux skylights. Range of floor and full height units with an edged preparation surface and single stainless steel sink with drainer unit and mixer tap. Wall mounted central heating boiler. Space for washer and dryer. Two ceiling mounted light fittings. Step and door to the shower room.

SHOWER ROOM

6'9" x 5'5" (2.06m x 1.65m)

With a velux skylight. Ceiling mounted light fitting. Fully tiled shower enclosure with shower screen. Single panel radiator. Low level w.c. with handle flush. Wash hand basin set into vanity unit with mixer tap. Partially tiled walls. Fully tiled floor. Extractor fan.



FIRST FLOOR

LANDING

19'0" x 3'10" (5.79m x 1.17m)

With doors to bedroom 1, 2, 3 and family bathroom.

BEDROOM 1

13'9" x 12'1" (4.19m x 3.68m)

Front aspect UPVC double glazed window with fitted shutters. Side aspect UPVC double glazed window with fitted shutters. Double panelled radiator. Fitted wardrobe furniture. Ceiling mounted light fitting. Door to shower room.



SHOWER ROOM

5'5" x 4'5" (1.65m x 1.35m)

With side aspect UPVC double glazed window. Fitted shutters. Low level W.C. Fully tiled shower enclosure with drencher head and hand held unit. Wash basin set into vanity unit with mixer tap. Partially tiled walls. Ceiling mounted light fitting. Extractor fan.

BEDROOM 2

9'9" x 10'2" (2.97m x 3.10m)

Side aspect UPVC double glazed window with fitted shutters. Double panelled radiator. Ceiling mounted light fitting.



BEDROOM 3

10'2" x 8'8" (3.10m x 2.64m)

Two side aspect UPVC double glazed windows. Fitted shutters. Double panelled radiator. Ceiling mounted light fitting.



FAMILY BATHROOM

8'0" x 5'7" (2.44m x 1.70m)

Rear aspect UPVC double glazed obscured glass window. Fitted shutters. Low level W.C. with push button flush. Wash hand basin set into vanity unit with mixer tap. Panelled bath with mixer tap. Partially tiled walls. Ceiling mounted light fitting. Tiled floor. Single panel radiator.



EXTERIOR

To the front of the property is a large block paved driveway with parking for up to 4 vehicles with an attractive low level fence denoting the front boundary providing an excellent safety feature. Other boundaries are defined by mature hedges offering good levels of privacy with the principle garden being laid to the side of the house. Principally laid to lawn with patio flanking the side of the property as well as an addition higher level patio providing space for garden shed and seating.



SERVICES

We understand that mains water, electricity and gas are connected. Drainage is via a septic tank.

VIEWING

By appointment with the Agents' Tarporley office.

TENURE

We understand the tenure to be freehold.

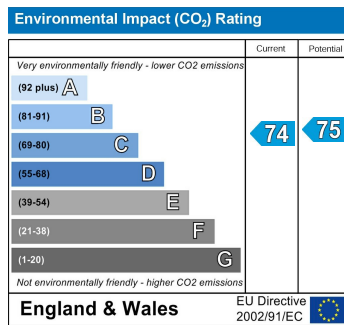
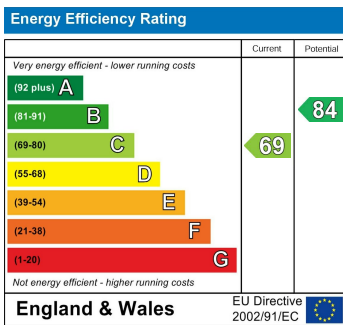
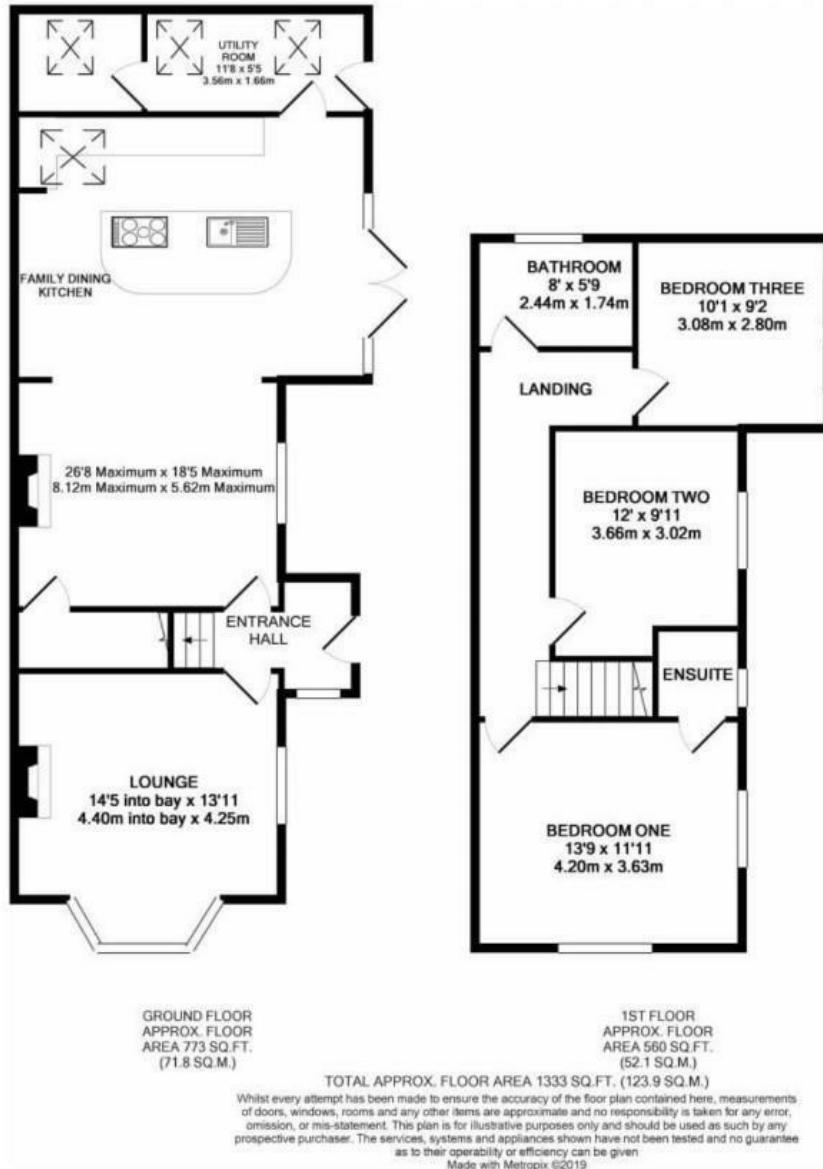
ANTI MONEY LAUNDERING (AML)

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.

ROUTE

Leaving the agents' Tarporley office on the High Street continue in the direction of Chester taking a right hand turn onto Utkinton Lane. Continue along Utkinton Lane passing through the villages of Utkinton passing the Rose Farm Shop on the right hand side. Continue along until reaching a 'T' junction with Willington Hall Hotel in front of you and turn right onto Willington Road. Continue along through the village of Willington until reaching Church Street. Take a right onto Church Street passing the butchers on the left hand side until reaching a crossroads with Chester Road. At the top of Church Street the property will be seen directly in front of you.





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