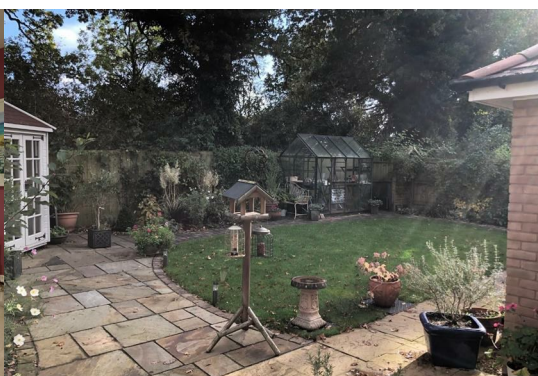




**Wright Marshall**  
Estate Agents

22 HARRISON CLOSE, TATTENHALL CH3 9DF

£550,000



**An attractive four bedroom detached house forming part of a small development built by Redrow Homes. conveniently situated in the popular village of Tattenhall**



A beautifully presented four bedroom detached house forming part of the prestigious Chestnut Grange development in Tattenhall.

A beautifully presented four bedroom detached house forming part of the prestigious Chestnut Grange development in Tattenhall. The property was built by Redrow Homes in 2016 and is the Richmond house design. The accommodation which is presented throughout to a very high standard briefly comprises. Reception hallway, cloakroom/WC, living room with bay window and feature fire, impressive open plan breakfast kitchen with fully fitted appliances that opens through to a sitting room and dining room. Utility room, galleried style landing, principal bedroom with walk-in wardrobe and en-suite shower room, guest suite with en-suite shower room and built-in wardrobes, bedroom three, bedroom four and family bathroom with four piece suite.

The property benefits from UPVC double glazed windows and has gas fired central heating. The property occupies a pleasant position set back from Harrison Close. To the front there is mature shrubbery and a tarmac driveway leading to a double garage. To the rear the garden has been attractively landscaped with patio areas, pathways and neatly laid lawn. If you are looking for a modern house with ready to move into accommodation in a popular village location then we would strongly urge you to view this property.

### 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



### RECEPTION HALLWAY

Composite door with black door furniture and glazed inset. Two

UPVC double glazed windows overlooking the front. Two ceiling light points. Radiator. Wall mounted heating control thermostat. Door through to living room, kitchen, two useful storage cupboards and downstairs WC. Staircase rising to the first floor.



### LIVING ROOM

19'1" x 12'11" (into bay) (5.82m x 3.94m (into bay))

UPVC double glazed bay window. Ceiling light point. Radiator. Aerial point and satellite connection point. Telephone phone. Ethernet point. Wall mounted gas fired feature fireplace with log inserts.



### KITCHEN

15'7" x 13'1" (4.75m x 3.99m)

A selection of wall and base level units incorporating drawers and cupboards with granite worktop and matching splashback. Inset Blanco stainless steel sink units with granite routed drainer. Six ring AEG gas hob with stainless steel splashback and chrome chimney style extractor hood with spotlight. Double AEG oven and grill. Two integrated fridges and two integrated freezers. Two pull out larder units. Integrated dishwasher. Under unit spotlights. Island unit with granite worktop incorporating a breakfast bar area. Floor tiling. Recessed ceiling light points. UPVC double glazed window overlooking the rear garden. Ceiling extractor vent. Radiator. Opening to sitting room and dining room.





### DINING ROOM

12'9" x 10'11" (3.89m x 3.33m)

UPVC double glazed sliding doors onto the rear patio. Recessed ceiling spotlights. Radiator.



### SITTING ROOM

11'5" x 11'5" (3.48m x 3.48m)

UPVC double glazed sliding doors onto the rear garden. Recessed ceiling spotlights. Radiator. Aerial point and telephone point. Ethernet point. Door through to utility room.



### UTILITY ROOM

11'4" x 5'3" (3.45m x 1.60m)

A selection of wall and base units with granite worktops and matching splashbacks. Single stainless steel sink unit with chrome mixer tap. Space for washing machine and dryer. Recessed ceiling spotlights. Radiator. Floor tiling. Wall mounted heating control pad. UPVC double glazed door with obscured glass through to the side. Wall mounted environment extractor fan. Pedestrian door through to the garage and door through to a useful understairs storage cupboard.

### WC

5'5" x 3'9" (1.65m x 1.14m)

Wall mounted Sottini wash hand basin with chrome mixer tap. Low level WC with dual flush. Partially tiled walls. Radiator. Recessed ceiling light point. Environment extractor. Floor tiling.

### FIRST FLOOR

#### LANDING

UPVC double glazed windows overlooking the front. Ceiling light point. Radiator. Loft hatch. Smoke detector and alarm sensor. Doors through to principal bedroom, guest bedroom, bedroom three, bedroom four, family bathroom and airing cupboard housing a Thermo Evocyl hot water cylinder.

#### PRINCIPAL BEDROOM

14'8" x 14'7" (into bay) ( 4.47m x 4.45m (into bay))

UPVC double glazed bay window overlooking the front. Ceiling light point. Radiator. Aerial point and telephone point. Wall-mounted thermostatic heating control pad. Ethernet point. Doors through to dressing room and en-suite shower room.



#### DRESSING ROOM / WALK IN WARDROBE

7'3" x 4'1" (2.21m x 1.24m)

Ceiling light point. Fully fitted cupboards incorporating rails and shelving. Radiator.



### EN-SUITE

7'5" x 7'1" (2.26m x 2.16m)

A well appointed four piece suite in white with chrome style fittings comprising walk in shower with glazed screen and rain shower. Two Sottini wall mounted wash hand basin with chrome mixer taps and mirrored splashbacks. Low level WC with dual flush. Fully tiled walls. Floor tiling. Chrome ladder style heated towel rail. Wall mounted shaver socket. Wall mounted environment extractor fan. Spotlights.



### EN-SUITE

8'4" x 6'4" (2.54m x 1.93m)

A three piece suite in white with chrome style fittings comprising walk in double shower with wall mounted Sottini wash hand basin with chrome mixer tap. Low level WC. Wall mounted mirror. Shaver socket. Chrome ladder style heated towel rail. Ceiling spotlights. Partially tiled walls. Floor tiles and UPVC double glazed window with obscured glass.



### GUEST BEDROOM

12'0" x 11'6" (3.66m x 3.51m)

UPVC double glazed window overlooking the rear garden. Ceiling light point. Aerial point. Radiator. Three door inbuilt wardrobes incorporating rails and shelving. Door through to en-suite shower room.



### BEDROOM THREE

14'8" x 9'11" (4.47m x 3.02m)

UPVC double glazed window overlooking the rear garden. Aerial point. Ceiling light point. Radiator.

### BEDROOM FOUR

15'6" x 11'6" (4.72m x 3.51m)

UPVC double glazed large bay window overlooking the front garden. Ceiling light point. Radiator. Telephone point. Ethernet point.

### FAMILY BATHROOM

10'2" x 6'6" (3.10m x 1.98m)

A well appointed four piece suite in white comprising; bath with chrome mixer tap, low level WC with dual flush, wall mounted Sottini wash hand basin with chrome mixer tap. Walk in shower with glazed shower screen and overhead rain shower. Chrome ladder style heated towel rail. Partially tiled walls. Floor tiling. Ceiling light point. Shaver socket and chrome spotlights.





## **GARAGE**

16'9 x 16'4" (5.11m x 4.98m )

Up and over electric garage doors. Wall mounted Logic Heat 19 boiler, water tap, ceiling light points and electrically power points.



## **SERVICES**

- \* We understand that mains water, electricity, gas and drainage are connected
- \* The property is on a water meter
- \* The property has a burglar alarm fitted

## **VIEWING**

Viewing by appointment with the Agents Tarporley office

## **TENURE**

We believe the property is freehold tenure. This should be verified by your solicitor.

## **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

towards the village continue along Tattenhall Road and take the left hand turning into Park Avenue. Continue along Park Avenue and take the left hand turn into Bostock Avenue then take the first right turn into Harrison Close and continue along Harrison Close until you find the property on the right hand side.



## **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.

## **AGENTS NOTES**

Please note all dimensions and floor plans are approximate and should be used for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		84	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements