



Wright Marshall
Estate Agents

BEECH HOUSE, 6 FORESTERS CLOSE,
NORLEY, FRODSHAM WA6 8NN

£735,000



A deceptively spacious six bedroom detached house occupying a pleasant position in the popular village of Norley with large gardens offering a delightful private aspect over open countryside to the rear.

Viewing is highly recommended.

An extended six-bedroom detached family home occupying a pleasant cul-de-sac position in the desirable village of Norley. The adaptable accommodation is presented throughout to a high standard and briefly comprises: entrance hallway, WC, large living room with feature fireplace, conservatory, snug with large bay windows overlooking the front gardens, large open plan kitchen dining room with modern shaker style units and large feature island unit, conservatory with double doors onto the rear garden, utility room, converted garage, landing, principal bedroom with fitted wardrobes and en-suite bathroom with four piece suite, five further large bedrooms, and a family bathroom.

The property benefits from oil central heating and has UPVC double glazed windows throughout. To the rear, the garden is a particular feature being of a very generous size and enjoys an excellent degree of privacy with a neatly laid lawn, large patio area, summer house, hot tub, mature shrubs and trees, and additional small paddock to the rear.

If you are looking for a well-maintained property in a convenient location then we would strongly urge you to view.

LOCATION

Norley is set amidst the Cheshire countryside on the fringe of Delamere Forest which offers a host of outdoor activities including good walks, mountain biking, horse riding and nature trails. Delamere Forest is a wonderful place for families to walk, cycle, horse ride and picnic and an absolute haven for birds and wildlife. Norley is well situated for access by road and rail to the commercial centres including Chester, Crewe, Warrington, Liverpool and Manchester. Delamere railway station is within easy reach giving good access to Chester, Liverpool, Manchester and Frodsham. Frodsham railway station gives access to Liverpool, Warrington, Manchester. Norley itself offers everyday shopping provisions at the local grocery shop whilst the adjacent villages of Kingsley, Cuddington, Frodsham and the town of Northwich offer more comprehensive facilities.

Manchester and Liverpool International Airports are found within 45 minutes drive. There are a range of superb schools in both the state and private sector within close proximity with the increasingly popular Grange School in Hartford being just 10 to 15 minutes drive away. Local school buses are available within walking distance.

RECEPTION HALLWAY

UPVC double glazed door with decorative obscured glass, glazed insert and side panels. Silver door furniture. Coved ceiling. Wall mounted alarm pad. Three wall lights. Alarm sensor. Radiator. Wall mounted heating control pad. Radiator. Floor tiling. Doors through to living room, kitchen dining room, snug, utility room and downstairs cloakroom. Staircase rising to the first floor.

LIVING ROOM

23'4" x 14'5" (7.11m x 4.39m)

Two windows overlooking the side and sliding solid wood doors onto the rear conservatory. Wood stripped flooring. Recessed ceiling spotlight. Tall column radiator and radiator. Wood burning stove with hearth and wooden beam. Two feature inbuilt book shelves. Aerial point. Inbuilt ceiling mood lighting.



SNUG

14'1" x 12'2" (4.29m x 3.71m)

UPVC double glazed bay window overlooking the front garden. Window to the side. Ceiling light point. Two wall lights. Radiator. Aerial point.



DOWNSTAIRS CLOAKROOM

6'10" x 2'10" (2.08m x 0.86m)

Window with obscured glass. Low level WC with dual flush and concealed cistern. Wall mounted wash hand basin with chrome mixer tap and tiled splashback. Ceiling light point. Floor tiling. Radiator.

KITCHEN

27'4" x 12'7" (8.33m x 3.84m)

A beautifully fitted range of two-tone inbuilt modern shaker style kitchen furniture with silver handles comprising of drawers and cupboards with granite worktops and a large contrasting island unit with granite worktops incorporating a woodblock breakfast bar, single bowl sink unit with chrome mixer taps and dual granite routed drainer. Integrated microwave, space for Rangemaster with Cooke and Lewis chimney style extractor above and glazed splashback. Inbuilt dishwasher. Pop up electrical socket. Feature ceiling light point over the island unit. Under unit spotlights. Recessed ceiling spotlights. Two wall lights. Radiator. Wall-mounted Lutron mood-changing light switch. Ceramic floor tiling. Window overlooking the rear garden. Door through to the conservatory.



CONSERVATORY

23'8" x 13'4" (7.21m x 4.06m)

A large space with double opening doors onto the rear garden. Wood stripped flooring. Two Electria air conditioning and heating units. Telephone point. Two wall lights.



UTILITY ROOM

9'9" x 8'9" (2.97m x 2.67m)

A selection of wall and low level kitchen units with laminated granite effect work surfaces. Bowl and half composite sink unit with mixer tap. Radiator. Floor tiling. Ceiling light point. Spaces for washing machine and dryer. Window to side with obscured glass and UPVC double glazed door with obscured glass and door through to the garage that has been partially converted.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the front. Feature ceiling light point. Loft access (partially boarded). Smoke detector. Radiator. Alarm sensor. Double opening doors through to useful airing cupboard. Doors through to the principal bedroom, bedroom two, bedroom three, bedroom four, bedroom five, bedroom six, and family bathroom.

PRINCIPAL BEDROOM

14'10" x 16'7" (4.52m x 5.05m)

UPVC double glazed window with delightful views over the garden and farmland. Ceiling light point. Fitted ten door wardrobes incorporating rails and shelving. Wall mounted thermostat for underfloor heating in the ensuite.



EN-SUITE

9'3" x 7'9" (2.82m x 2.36m)

A well-appointed four piece suite in white with chrome style fittings comprising: low-level WC with dual flush and concealed cistern. Free standing bath with central chrome mixer tap. Walk-in double shower with canopy shower head. Large sink unit with chrome mixer tap and two useful storage cupboards beneath. Wall-mounted glazed vanity unit. Chrome ladder style heated towel rail. Floor tiling. Fully tiled walls. Recessed ceiling spotlights. UPVC double glazed window with obscured glass.



BEDROOM TWO

14'4" x 11'4" (4.37m x 3.45m)

UPVC double glazed window overlooking the rear garden. Ceiling light point. Radiator. Three double opening wardrobe doors incorporating rails and shelves. Radiator.



BEDROOM FIVE

16'2" x 8'5" (4.93m x 2.57m)

UPVC double glazed window overlooking the front. Ceiling light point. Radiator.



BEDROOM THREE

16'5" x 8'5" (5.00m x 2.57m)

UPVC double glazed window overlooking the front. Ceiling light point. Coving. Radiator.



BEDROOM SIX

9'0" x 7'9" (2.74m x 2.36m)

UPVC double glazed windows overlooking the side. Ceiling light point. Inbuilt wardrobes incorporating rails and shelves and triple drawers.



BEDROOM FOUR

13'5" x 11'3" (4.09m x 3.43m)

UPVC double glazed window overlooking the front. Ceiling light point. Wood effect flooring.

FAMILY BATHROOM

8'4" x 7'6" (2.54m x 2.29m)

A three piece suite in white with chrome style fittings comprising: shaped bath with shower over and glazed curved shower screen. Pedestal wash hand basin with chrome mixer tap. Low level WC with dual flush. Partially tiled walls with decorative border. Shaving socket. UPVC double glazed window with obscured glass. Recessed ceiling spotlights. Chrome ladder style radiator.



GARAGE

16'3" x 17'2" (4.95m x 5.23m)

The garage has been partially converted to create a space currently used as a pool room. Two UPVC double glazed obscured glass windows. Glenhill stainless light water cylinder. Radiator. Ceiling light points.

EXTERNALLY

Beech House occupies a delightful position with stunning views to the rear over open farmland. To the front, there is a lawned garden with mature trees and shrubs. The property is approached via a gravelled driveway that provides parking for a number of vehicles. Pedestrian access to the right hand side of the property provides access through to the rear garden.

The rear garden is a particular feature being a generous size laid mainly to lawn with neatly laid lawn, stocked borders and mature trees. A large patio spans the width of the house. There is the added benefit of a hot tub and an additional summer house with wood burning stove.

Beyond the rear garden is a small paddock. The garden offers an excellent degree of privacy and a sunny aspect.



TENURE

We understand the tenure to be freehold.

SERVICES

We understand that mains water, electricity and drainage are connected. Oil fired central heating. The property is protected by a burglar alarm.

VIEWING

By appointment with the Agents' Tarporley office on 01829 731300.

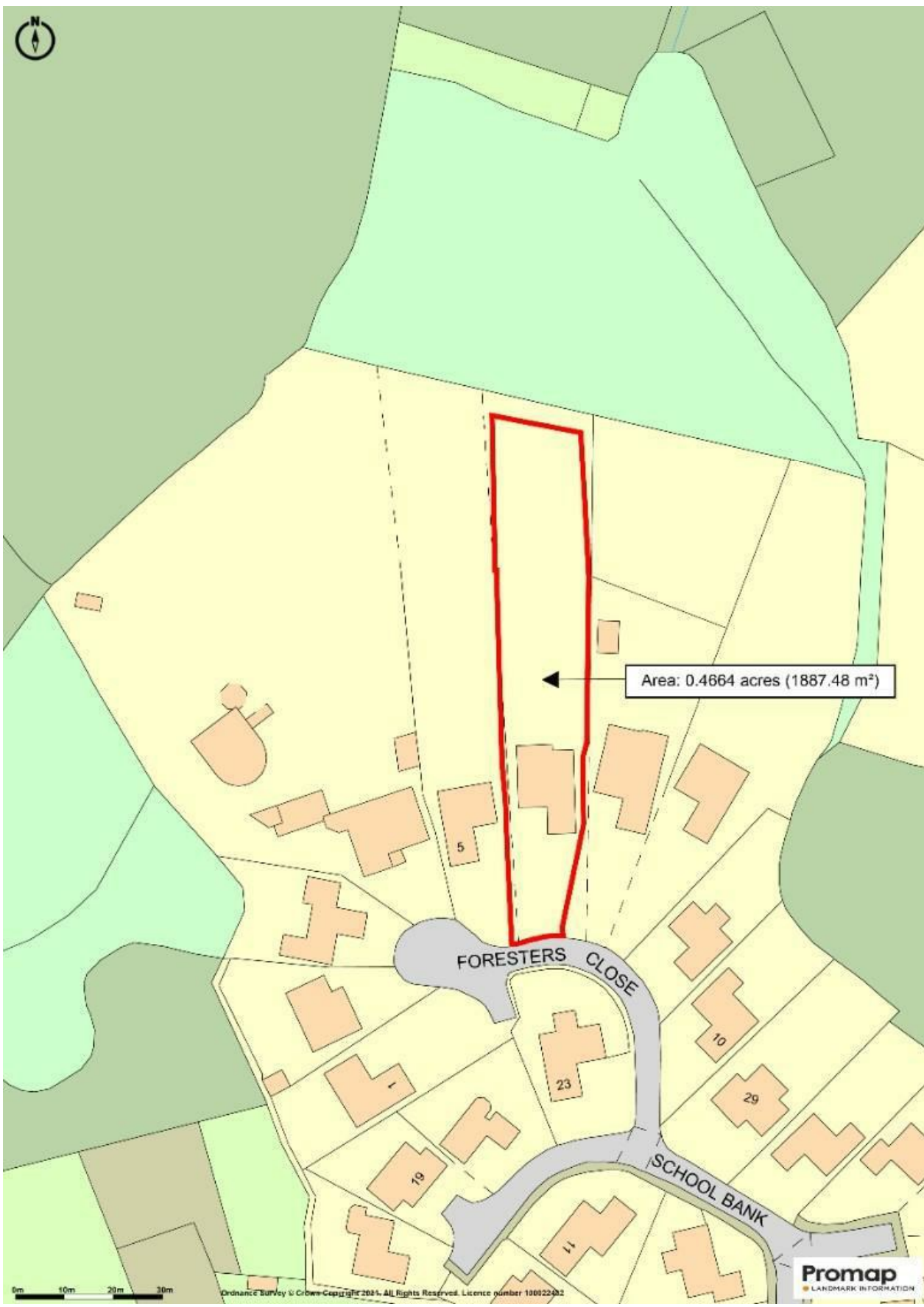
ANTI MONEY LAUNDERING (AML)

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

From Wright Marshall's office in the centre of Tarporley take a right turn out of the village in the direction of Chester. Proceed until reaching a roundabout at which point take the third exit onto the A49 Warrington Road. Proceed up the A49 and continue until reaching a left hand fork onto the B5152. Proceed along for approximately 1.5 miles before reaching a crossroads. At the crossroads carry straight on. You will now be on Abbey Lane and after a short distance passing individual houses on the right hand side, there is a further crossroads at which point carry straight on. Proceed along passing Delamere Stores on the left hand side and continue passing Delamere Railway Station, also on the left hand side. Now in amongst Delamere Forest continue along and after a short distance take the right hand turn into School Lane. Continue along School Lane and Foresters Close will be located on the right hand side identified by a Wright Marshall for sale sign.





Area: 0.4664 acres (1887.48 m²)

FORESTERS CLOSE

SCHOOL BANK

Promap
LANDMARK INFORMATION

0m 10m 20m 30m

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Ground Floor
Approx. 154.0 sq. metres (1658.0 sq. feet)



First Floor
Approx. 113.3 sq. metres (1220.1 sq. feet)



Total area: approx. 267.4 sq. metres (2878.1 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

Beech House, 6 Foresters Close, Norley

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
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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