



Wright Marshall
Estate Agents

TANAMARA, CHESTER ROAD, KELSALL,
TARPORLEY, CW6 0SE

£425,000



A delightful and spacious three (previously four) bedroom detached bungalow located in the sought after village of Kelsall. The property has a large driveway providing off road parking for a number of vehicles and leads to a substantial double garage and store rooms. To the rear is a good size tiered garden.

The property is offered for sale with No Onward Chain

This excellent individual property is offered to the market for the first time in many years. It forms part of Chester Road which is a most appealing part of the village with individual house types varying ages and styles being in evidence. This particular property has been enhanced through the years with an outstanding specification and an attention to detail that is rarely found in similarly priced properties. An inspection is thoroughly recommended in order to fully appreciate the many features on offer.

The accommodation opens with a good sized entrance hall which extends to a little over 16ft in length. The breakfast kitchen has been superbly designed and constructed so as to have an extensive range of units, preparation surfaces, an AGA and more than ample space for table and chairs. Not only is the breakfast kitchen itself a generous size but it is also well positioned within the house adjacent to an elegant dining room. From the dining room access can be gained to a beautifully proportioned living room with a feature fire place. The living area of the house is concluded by a UPVC conservatory which has double doors that open onto the elevated patio to the rear.

An inner hall leads to the bedrooms and family bathroom. The master bedroom is of an excellent size having previously been two bedrooms and has a tastefully upgraded en-suite facility. There are two further bedrooms, and a family bathroom that is complete with a three piece suite.

Externally there is ample off road parking, a large double garage and ample storage rooms accessed from the garage which can either be used for storage or alternatively and subject to the planning permission being granted, be converted into additional living space if required. This would be a particularly good option for a family who are seeking an annexe for an independent relative. The gardens have been landscaped so as to provide excellent levels of seclusion and privacy and within the grounds and gardens there are lawns, well stocked beds and borders, raised patios and other features of note.

LOCATION

Kelsall is an extremely popular sustainable semi rural Cheshire village that combines day-to-day convenience with a superb position amidst some of Cheshire's most picturesque countryside. For those with educational needs, Kelsall has a outstanding Ofsted rated primary school which in turn feeds into the nearby outstanding Ofsted rated Tarporley High School. Within the village there is a large Co-operative convenience store with internal Post Office/Bureau De Change, a renowned butcher, and further shops. More over there is a recently extended and refurbished community hall, three public houses and a well attended local church. There is also a doctors' surgery within walking distance of the house. Kelsall holds a convenient position, close to both the Georgian village of Tarporley and the thriving city centre of Chester. It is an ideal base for the commuter with many commercial centres being easily reached including Chester, Manchester, Warrington and Liverpool. Crewe railway station, Manchester and Liverpool International Airports can also be reached within a 40-45 minute drive.

ENTRANCE HALL

16'9 x 5'5 (5.11m x 1.65m)

Front aspect timber framed glass panelled door with matching window to the side. Three wall mounted light fittings. Coved ceiling. Double panel radiator. Opening to inner hall, double glass panel doors to living room and door to the kitchen breakfast room.

LIVING ROOM

14'0 x 20'0 (4.27m x 6.10m)

Side aspect UPVC double glazed window. Two double panel radiators. Fireplace with marble hearth, timber surround and mantle. Rear aspect sliding double doors into conservatory. Glass panel archway door leading to the dining room



DINING ROOM

11'10 x 9'9 (3.61m x 2.97m)

Side aspect UPVC double glazed window with double glazed sliding doors onto elevated patio. Ceiling mounted light fitting. Coved ceiling. Door to kitchen



CONSERVATORY

10'4 x 14'3 (3.15m x 4.34m)

UPVC conservatory. Ceiling mounted light fittings. Door to outside.



KITCHEN

10'1 x 11'9 (3.07m x 3.58m)

Side window. Range of wall and floor mounted kitchen units. Preparation surface and tiled splashbacks. Single Franke stainless steel sink with mixer tap. Aga oven with tiled splashback. Space for fridge. Space for dishwasher. Ceiling mounted light fitting. Framed opening to breakfast room.



BREAKFAST ROOM

9'8 x 9'5 (2.95m x 2.87m)

Window. Coved ceiling. Ceiling mounted light fitting. Door to hallway and door to utility room.



UTILITY ROOM

9'8 x 5'0 (2.95m x 1.52m)

UPVC double glazed window. Preparation surface with single stainless steel sink unit with hot and cold tap. Space for washing machine. Space for additional oven. Coved ceiling. Light fitting. Single panel radiator. Side aspect door to the outside.

INNER HALL

9'8 x 5'0 (2.95m x 1.52m)

Two ceiling light fittings. Doors to bedrooms one, two and three as well as storage areas and family bathroom.

MASTER BEDROOM

11'9 x 27'4 max (3.58m x 8.33m max)

UPVC double glazed windows. Three ceiling mounted light fittings. Three wall mounted light fittings. Two double panel radiators. Doors to hallway and door to ensuite. (Currently utilised as one room, but previously has been used as two bedrooms if prospective purchasers wish to do this, a simple dividing wall can be put up as two doors into the space remain).



ENSUITE

4'2 x 10'0 (1.27m x 3.05m)

Front aspect UPVC double glazed window. Low-level WC. Wall mounted wash hand basin with mixer tap and marble surface. Fully tiled shower enclosure. Coved ceiling. Towel warmer and radiator

BEDROOM TWO

13'11 x 12'4 (4.24m x 3.76m)

Rear aspect UPVC double glazed window. Double panel radiator. Ceiling light fitting. Coved ceiling. Fitted wardrobe furniture.



BEDROOM THREE

11'8 x 8'4 (3.56m x 2.54m)

Currently utilised as a study. UPVC double glazed window. Ceiling mounted light fitting. Double panel radiator.



FAMILY BATHROOM

10'3 x 7'9 (3.12m x 2.36m)

Front aspect UPVC double glazed obscure glass window. Low level WC. Pedestal, wash hand basin with mixer tap. Panelled corner bath with mixer tap. Part tiled walls. Ceiling mounted light fitting. Extractor fan.



GARAGE

24'1 x 28'0 (7.34m x 8.53m)

Rear aspect door to garden. Electrically operated up and over door. Central heating boiler. Space and plumbing for washing machine and dryer. Stairs rising to ground floor level of house.

EXTERNAL

The property is accessed via a tarmac driveway which leads to parking and access to the garage. Around the property are areas of seating within different levels providing large entertaining space with extensive views.



SERVICES

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

COUNCIL TAX BAND

Council Tax Band F - Cheshire West and Chester Council

VIEWING

Viewing by appointment with the Agents Tarporley office

TENURE

We believe the property is freehold tenure

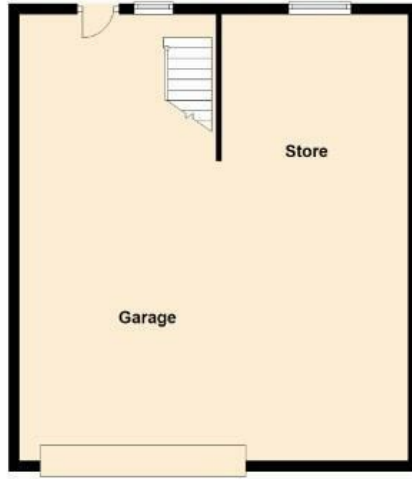
ROUTE

From our office in the centre of Tarporley take a right turn leaving the village in the direction of Chester and take the third right onto Utkinton Road. Proceed through Utkinton until reaching a junction with the Willington Hall Hotel in front of you. Take a right turn at this junction and proceed through the village of Willington. Continue along passing the sign for The Boot Pub on the right hand side until reaching a junction. At the junction turn right onto Church Street North and proceed up passing the Butchers on the left hand side and Doctors surgery on the right. Upon reaching the crossroads take a right onto Chester Road - proceed along passing the Church on the left hand side and Swallow Drive on the right, the property is a short distance on the right hand side clearly identified by a Wright Marshall for sale board.

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.

Basement



Ground Floor



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	79
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Wright Marshall
Estate Agents



63 High Street
Tarpoley
Cheshire
CW6 0DR

www.wrightmarshall.co.uk
T. 01829 731300

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