



**Wright Marshall**  
Estate Agents

3 BROCKWAY EAST, TATTENHALL, CHESTER  
CH3 9EY

£675,000



**A most impressive, 4/5 bedroom detached family home occupying a substantial plot within a sought-after no through road in the centre of Tattenhall.**

Offered to the market for the first time in over 35 years, 3 Brockway East is an excellent example of a spacious and adaptable executive home enjoying an enviable position on a road where properties rarely come to the market. It has been lovingly cared for by the current occupiers and is likely to attract interest in the broad spectrum of prospective purchases from those looking to move up through the market, or alternatively people who want a well proportioned home whilst being within the village centre.

The accommodation opens with an entrance hall which splits the accommodation and provides access to the ground floor rooms. The living room is a particular impressive scale offering excellent levels of natural light with a flow through into the sitting room to the rear with views over the garden. From the sitting room access can be granted into the breakfast kitchen which also has views over the garden and access into the spacious utility room. The ground floor accommodation is concluded by the dining room which is currently used as a sitting room/office. At first floor level the accommodation continues to impress with four well proportioned bedrooms. The master bedroom benefits from ensuite shower room whilst the fourth bedroom is a substantial office positioned off which could alternatively be used as a fifth bedroom. These bedrooms are all serviced by the family bathroom. Externally there is a substantial block paved driveway to the front with ample parking for four vehicles. Whilst the rear is a larger, more enclosed garden predominantly laid to lawn with boundaries being defined by mature trees and hedges as well as attractive brick walls. To the rear of the garage is a workshop and of particular note is the covered walkway joining the house and the garage which provides dry pedestrian access to the garage and also a further storage area if need be.

## LOCATION

The village of Tattenhall offers a comprehensive range of services including a general store, chemist, doctor's surgery, coffee shop, pubs, café, restaurants and the 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.



## ENTRANCE HALL

10'6 x 7'9 (3.20m x 2.36m)

Front aspect timber framed glass panelled door with matching obscure glass panelled windows to either side, ceiling mounted light fitting, double panel radiator, door to living room, framed opening leading into the inner hall, door to kitchen and door to dining room.



## LIVING ROOM

19'4 x 14'3 (5.89m x 4.34m)

Front aspect double glazed bay window, side aspect double glazed window, two double panel radiators, ceiling mounted light fitting, coved ceiling, fireplace with timber surround and mantle, exposed timber to ceiling, door to the sitting room.



## SITTING ROOM

12'5 x 8'10 (3.78m x 2.69m)

Side aspect UPVC double glazed sliding doors, rear aspect UPVC double glazed bay window, three double panel radiators, glass panelled timber door to the inner hall, ceiling mounted light fitting, fitted shelving



## INNER HALL

9'0 x 6'0 max (2.74m x 1.83m max)

Ceiling mounted light fitting, single panel radiator, door to store, door to WC, stairs rising to first floor.

## KITCHEN

12'7 x 11'3 (3.84m x 3.43m)

Rear aspect UPVC double glazed window, a range of wall and floor mounted kitchen units with a rolled top preparation surface, single stainless steel Franke sink with mixer tap, drainer unit and tiled splashbacks, space for tall fridge freezer. Integrated electric oven, four ring Bosch gas hob with Bosch multispeed extractor hood over. three ceiling mounted light fittings. Integrated dishwasher, opening to utility



## UTILITY

11'2 x 7'10 (3.40m x 2.39m )

L shape maximum measurements. Rear aspect UPVC double glazed window, side aspect UPVC double glazed door, space for washing machine, space for dryer, preparation, surface, single sink with mixer tap, central heating boiler, door to store, single panel radiator, ceiling mounted light fittings, folding door to pantry

## DINING ROOM

14'11 x 11'1 (4.55m x 3.38m)

Front aspect UPVC double glazed window, double panel radiator, ceiling mounted light fitting, coved ceiling.



## FIRST FLOOR

### LANDING

16'10 x 5'0 (5.13m x 1.52m)

Double panel radiator, ceiling mounted light fitting, doors to four bedrooms and family bathroom as well as storage, ceiling mounted light fitting and double panel radiator

### MASTER BEDROOM

12'7 x 15'0 (3.84m x 4.57m)

Front aspect UPVC double glazed window, double panel radiator, ceiling mounted light fitting, substantial fitted wardrobes, door to ensuite shower room.



### SHOWER ROOM

11'9 x 10'6 (3.58m x 3.20m)

UPVC obscured glass window, single panel radiator, pedestal wash hand basin with hot and cold taps, shower enclosure with Mira shower unit, light fitting, low-level WC.



### BEDROOM TWO

16'7 x 14'10 max (5.05m x 4.52m max)  
Front and side aspect UPVC double glazed windows, ceiling mounted light fitting, two fitted wardrobes.



### BEDROOM THREE

16'9 x 8'11 (5.11m x 2.72m)  
Rear aspect UPVC double glazed window, ceiling mounted light fitting, coved ceiling.

### FAMILY BATHROOM

7'9 x 5'5 (2.36m x 1.65m)  
UPVC double glazed obscured glass window, low-level WC, pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps. Mira shower unit, fully tiled walls, ceiling mounted light fitting, single panel radiator.



### BEDROOM FOUR

11'3 x 10'9 (3.43m x 3.28m)  
Rear aspect UPVC double glaze windows, double panel radiator, ceiling mounted light fitting, coved ceiling, fitted wardrobes, door to study/bedroom five.

### STUDY/BEDROOM FIVE

17'1 x 8'2 (5.21m x 2.49m)  
Side aspect UPVC double glazed window, wall mounted light fitting, access to eave space/storage.

### EXTERNAL

Covered walkway giving access to the front drive, pedestrian access to garage and doors to external storage cupboards and side access to the door opening up into garden to the rear.

The rear garden enjoys high levels of privacy and seclusion predominantly laid lawn with boundaries being defined by panel fencing, walls and hedges with an attractive mature tree as its central focal point and distinct seating areas throughout providing outdoor entertaining spaces all year round. Hardstand currently housing, a greenhouse and a timber built workshop situated to the rear of the garage, as well as a summer house (by separate negotiation).

To the front there is a substantial block paving driveway for four vehicles with tall trees and hedges denoting the boundaries, a landscaped front garden framing the front of the property.



### GARAGE

17'8 x 16'7 (5.38m x 5.05m)  
Front aspect electrically operated up and over door, side aspect window and side aspect pedestrian door to covered walkway, electric and light fittings.



## **SERVICES**

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

## **VIEWING**

Viewing by appointment with the Agents Tarporley office.

## **TENURE**

We believe the property is freehold tenure.

## **COUNCIL TAX BAND**

Council Tax Band: G Cheshire West and Cheshire Council

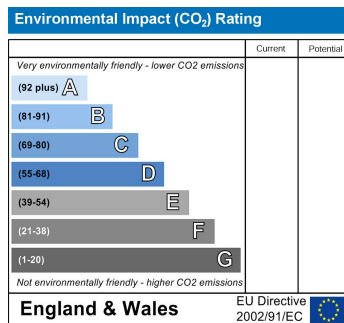
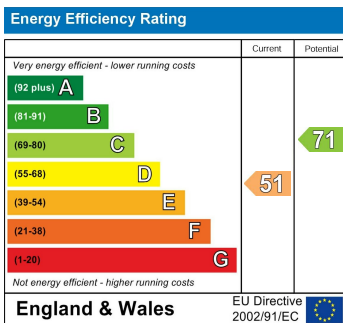
## **ANTI MONEY LAUNDERING (AML)**

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



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