



Wright Marshall
Estate Agents

**PLOT 5 OLD MARKET PLACE WHITCHURCH
ROAD, BEESTON, NR. TARPORLEY CW6 9NZ**

£399,950



WAVERTON HOUSE TYPE

A spacious four bedroom detached property with integral garage and large gardens on the popular Old Market Place Development.

- * Detached**
- * Four Bedrooms**
- * Integral Garage and Off Road Parking**
- * Large Gardens**
- * Popular Location**
- * 1689 Sqft**

An attractive four bedroom detached architecturally designed property forming part of the desirable Old Market Place development with integrated garage and off road parking.

The accommodation briefly comprises; Reception Hallway, Cloakroom/WC, Open Plan Kitchen Dining Family room with doors onto the rear garden, Living Room overlooking the front, Landing, Principal Bedroom with En-Suite Shower Room, Guest Bedroom with En-suite Shower Room, Two further good sized bedrooms and Family Bathroom.

Externally there is off road parking and integral garage with good sized rear garden and situated in a private cul-de-sac overlooking open countryside to the front.

GENERAL INFORMATION

The developers Eaton Homes are a local company where all the staff are local people with ties to the community.

The site has been designed with the residents first and foremost in mind. The number of homes on the original planning permission have been significantly reduced thereby allowing for more green space inkeeping with the rural setting.

Eaton Homes are of the view that homes are much more than a roof with fixtures and fittings, the immediate surroundings, space, views and layout are all part of what we think makes the difference between a house and a home.

LOCATION

The unique appeal of this development has to be its location. Beeston historically has been an important meeting place of transport routes and people. The ancient crossing point of the River Gowy on the route from North to South. The gap in the sandstone ridge, filled by first a canal and later the railway. Home to the ruins of Beeston Castle. Country living within easy reach of urban centres and local villages providing all life's necessities.

The site is located on the A49 being just 2.2 miles from the centre of Tarporley, 12 miles from Chester, 31 miles from Liverpool and 38 miles from Manchester. There are Intercity rail services at Crewe and Chester with direct lines to London Euston. Liverpool and Manchester International Airports are approximately 30 miles away. The A49 road provides excellent links to the surrounding centres of trade and commerce including the M53, M56 and M6 motorways.

The village of Bunbury is approximately 1.6 miles away with its own general store, 3 pubs and a beautiful church. Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops including convenience stores, fashion boutiques, cafes, restaurants, veterinary practice, public houses and also has the benefit of a Doctors Surgery, Tarporley War Memorial Hospital and several Churches. There is excellent schooling at the highly regarded Bunbury Aldersey CE Primary School - Ofsted Rating Good, Tarporley C of E Primary School - Ofsted Rating Good and Tarporley Secondary School - Ofsted Rating Outstanding.

SPECIFICATION

For further details on the specification please speak with our Tarporley office.

ACCOMMODATION

GROUND FLOOR

HALL

CLOAKROOM - 6'1" x 4'2"

LIVING ROOM - 16'2" x 11'2"

KITCHEN/DINING ROOM - 24'4" x 15'2"

UTILITY - 6'1" x 5'4"

GARAGE - 17'5" x 9'11"

FIRST FLOOR

LANDING

MASTER BEDROOM - 20'7" x 12'10"

EN-SUITE - 7'8" x 5'9"

BEDROOM 2 - 14'0" x 8'6"

EN-SUITE - 8'6" x 3'3"

BEDROOM 3 - 13'2" x 11'2"

BEDROOM 4 - 17'5" X 9'11"

BATHROOM - 8'6" x 6'4"

SERVICES

Mains water and electricity. LPG gas. Private drainage plant.

There will be a Management Charge to cover the common areas which will be approximately £600 per annum.

VIEWING

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

TENURE

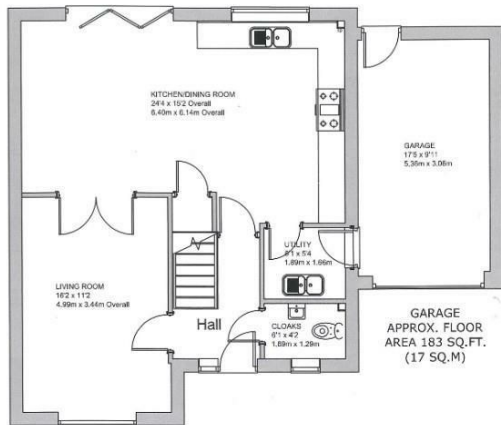
We understand the tenure to be freehold.

DIRECTIONS

From our office in Tarporley High Street take a left turn out of the village in the direction of Nantwich. Having joined the A49 you will reach the crossroads and take a right turn onto the continuation of the A49. Proceed through Tiverton and immediately after passing under the railway bridge the development will be found on the right hand side.

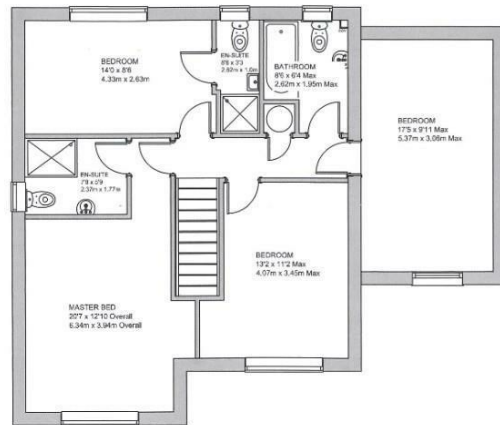
ANTI MONEY LAUNDERING (AML)

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.



GROUND FLOOR
APPROX. FLOOR (EXCLUDING GARAGE)
AREA 677 SQ.FT.
(63 SQ.M)

TYPE A2



1ST FLOOR
APPROX. FLOOR
AREA 828 SQ.FT.
(77 SQ.M)

TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1689 SQ.FT. (157 SQ.M)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.

Kitchen
Choice of Clerkenwell or Fairford kitchen units and upstands, stainless steel splashback to hob
Choice of 22mm square edged laminate worktop in a choice of grey concrete effect, grey oak effect, grey marble effect and white mirror chip effect
Bosch 60cm HBH3401 stainless steel electric built in single oven
Bosch 4 zone induction hob with Bosch HBH2400 stainless steel extractor hood
Bosch HBH7300 integrated microwave
Bosch 60cm fully integrated dishwasher
Lamona 1.5 bowl inset granite composite white kitchen sink
Lamona Garda polished chrome mono mixer tap
Plumbing for washing machine in utility (does not include appliance)
Plumbing for tumble dryer in utility (does not include appliance)
Integrated Bosch 70/30 fridge freezer
Lamona Drayton stainless steel sink and Lamona Arno single lever tap to utility room
Forbo Enduro luxury vinyl tiles to kitchen area only (not diner) and utility room
Bathrooms, En-suites & Cloakrooms
Duravit sanitaryware
Thermostatic bath shower mixer and slide rail kit in chrome
Hansgrohe chrome mixer taps to bathroom, en-suite and WC basin
Choice of Eaton Homes silver range Porcelanosa wall tiles wet areas. Half height to sanitary wall in bathroom and en-suite. Splashback to basin in WC, bathroom and en-suite. Half height to concealed toilets
Extractor fans to wet areas
Hansgrohe exposed thermostatic shower pipe with fixed head and hand shower
Forbo Enduro luxury vinyl tiles to floor of wet areas
Central Heating/Hot Water System
Liquid Petroleum Gas central heating and radiators – Worcester Bosch Boiler
Finishing Touches
Dulux pale nutmeg colour to walls, white matt ceilings and paintwork
Electrical, Windows and Joinery
TV socket to bedroom 1 and lounge
Mains operated smoke detectors interconnected with battery back-up
Cat 5e cabling in lieu of standard internal telephone cabling
Light and power socket to garage
Wiring for three external lights to rear
Black coach light to front elevation
Chrome lever furniture to internal and external doors
White D linear ladder doors internally painted with chrome lever furniture
Skirting 18X119 SHADOW GROOVE MDF or similar and architrave 18X68 SHADOW GROOVE MDF or similar
Virtuoso composite front door fitted with IG multi locking system
External Features
UPVC double glazed windows and external back door with easy clean hinges, lockable fasteners and white handles with chrome locks
Tarmac driveway – refer to planning layout
Turfed front garden
UPVC maintenance free soffits, rain water goods and exposed rafters
Cavity insulation
Wooden gate
Fibre broadband connection point as per electrical layout
1.8m Close board fencing to rear garden
Ivanhoe Westminster brick and Forticrete SL8 grey roof tile
Structural Warranties
BLP (Building LifePlans Ltd) 10 Year Warranty
Eaton Homes 2 Year Warranty
Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact Wright Marshall sales executive via sales@wrightmarshall.co.uk for further information.



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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