



Wright Marshall
Estate Agents

21, TATTENHALL ROAD, TATTENHALL,
CHESTER, CH3 9QQ

£450,000



Located within a superb village setting, this detached 4 bedroom family house provides extensive modernised accommodation over three floors, benefitting from an enclosed private garden to the rear, single garage and off-road parking to the front.

21 Tattenhall Road is perfectly situated within walking distance of the village amenities and the highly regarded Primary School yet benefits from being located close to the historic City Centre of Chester and the popular village of Tarporley, perfect for commuters and those looking for a rural village location.

The extensive accommodation opens into the Entrance Hall with stairs rising to first floor. A door provides access to the Cloakroom/Laundry Room where there is space and plumbing for washing machine and tumble dryer together with low level WC and wash hand basin. The Living Room is of particular note, being of good proportions with a large window and glazed single door onto the rear garden, providing plenty of natural lighting with the additional benefit of an attractive contemporary coal effect fireplace as its primary focal point. Double doors open into the Dining Kitchen, which features a modern shaker style kitchen together with a good sized dining area, perfect for entertaining in the heart of the home. Concluding the downstairs accommodation is the Conservatory, which provides superb views of the garden and leads onto the patio.

At first floor level the accommodation continues with two good sized double bedrooms having the benefit of views over the rear garden, one of which has a well appointed en-suite bathroom, a third bedroom, to the front of the property, has a built in bespoke cabin bed and storage beneath and all are serviced by the family bathroom which boasts a modern 4 piece suite.

The accommodation concludes with stairs rising to the second floor where there is a further large double bedroom, spanning the width of the house with the benefit of storage to the eaves and a separate WC.

Externally the property is approached over a tarmacked driveway, providing off-road parking for a number of vehicles bordered by a small lawned area to the front. The driveway leads to the attached single garage which has power and light connected.

The principal garden is situated to the rear of the property and is predominantly laid to lawn having the benefit of two patio areas, one to the immediate rear elevation with a flagged pathway leading to the other which borders the lawn to the left. The garden is fully enclosed and is perfectly secluded for privacy and security. A viewing is highly recommended to appreciate the extensive modernised accommodation on offer in a popular village setting.

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.

ENTRANCE HALL

Composite door with diamond shape glass panel opens into the Hallway, with stairs to first floor, door into a useful storage cupboard, access to under stairs storage. Doors into Living Room and Kitchen, oak effect flooring, radiator and door into:

CLOAKROOM/LAUNDRY ROOM

8'6" x 5'2" (2.59m x 1.57m)

Low level WC with dual flush, pedestal wash hand basin, obscure glazed window to front aspect, space and plumbing for washing machine and tumble dryer with work surface above, wall cupboards, part tiled walls, wood effect laminate flooring, radiator, extractor, ceiling light point and loft hatch.



LIVING ROOM

14'7" x 11'11" (4.45m x 3.63m)

Feature coal effect 'Living Flame' gas fireplace with contemporary surround and marble hearth, large window to rear aspect overlooking the garden with adjoining glazed panel door leading onto the patio area, window to side aspect, coved ceiling, ceiling light point, television point, radiator. Double doors opening into:



CONSERVATORY

10'2" x 10'0" (3.10m x 3.05m)

Constructed of part brick and glazed elevations the conservatory provides an ideal space to take in the garden surrounding, French doors opening onto the rear patio, tiled flooring and radiator. Electrical sockets. Ceiling light point.



FIRST FLOOR

LANDING

Providing access to three bedrooms and family bathroom. Stairs rising to the second floor, window to front aspect, door into storage cupboard. Ceiling light point.

BEDROOM ONE

12'0" x 11'10" (3.66m x 3.61m)

Window to rear aspect overlooking the garden and window to side aspect, two USB sockets to bedside and radiator. Ceiling light point.

DINING KITCHEN

28'1" x 10'0" (8.56m x 3.05m)

The kitchen benefits from a range of modern cream shaker style base units and matching wall cupboards incorporating drawers and cupboards, extensive worktop with a single bowl Franke black composite sink with drainer unit, chrome mixer tap and tiled splash back, integrated electric fan oven with 4 ring induction hob and black chimney extractor fan above, integrated fridge freezer, dishwasher and pull out refuse/recycling kitchen unit, large window to front aspect, exterior door to the side elevation, downlighters, oak effect laminate flooring and radiator. Tiling to kitchen area. Wine rack.

In the dining area there are two windows to the side elevation, continuation of flooring, radiator, ceiling light point and French doors into:-



BEDROOM THREE

11'10" x 10'0" (3.61m x 3.05m)

Window to rear aspect overlooking the garden and window to the side aspect, two USB sockets to bedside and radiator. Ceiling light point.



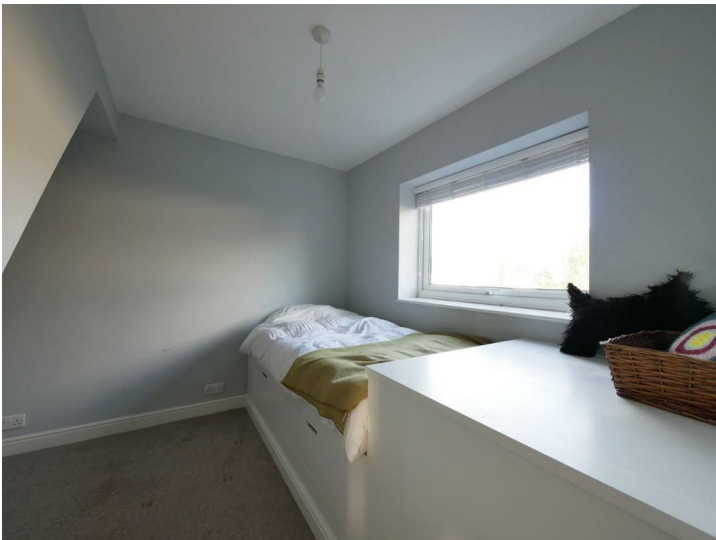
ENSUITE SHOWER

Well appointed three piece suite in white with chrome style fittings, shower, pedestal wash hand basin. Ceiling light point. Low level WC with dual flush. Fully tiled. Extractor. Chrome heated towel rail. Window.



BEDROOM FOUR

9'3" x 9'1" max into alcove (2.82m x 2.77m max into alcove) Window to front aspect, built-in bespoke cabin bed with drawer storage beneath and radiator. Ceiling light point.



BATHROOM

8'8" x 5'2" (2.64m x 1.57m)

Modern four piece suite in white including low level WC, pedestal wash hand basin, corner shower cubicle with electric shower and panelled bath with mixer tap and shower attachment. Tiled walls. Wall mounted chrome heated towel rail, two obscured glass windows to the side aspect, extractor fan, laminate wood effect flooring and downlights. Extractor.



SECOND FLOOR

LANDING

Ceiling light point. Window to side aspect and door into:

BEDROOM TWO

19'6" x 8'11" (5.94m x 2.72m)

Two velux skylights, storage cupboards in eaves and radiator. Door to WC.



WC

Low level WC with dual flush. Wall mounted wash hand basin with chrome mixer tap and tiled splashback. Wood effect flooring. Ceiling light point. Radiator.

EXTERIOR

The front of the property is approached over a tarmac driveway providing plenty of off-road parking for a number of vehicles, bordered by a small lawned area to the front incorporating mature shrubs and trees and leading to:



and before entering the village the property can be found on the right hand side clearly marked 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.

ATTACHED GARAGE

16'11" x 8'6" (5.16m x 2.59m)

Up and over doors onto concrete flooring, light and power connected, wall mounted gas central heating combi boiler, window to rear aspect with adjoining pedestrian door.

GARDEN

The rear garden is predominantly laid to lawn having the benefit of two patio areas, one to the immediate rear elevation with a flagged pathway leading to the other which borders the lawn to the left, together with mature borders incorporating a variety of shrubs and trees, two sheds and fully enclosed providing security and privacy.



SERVICES

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

VIEWING

Viewing by appointment with the Agents Tarporley office.

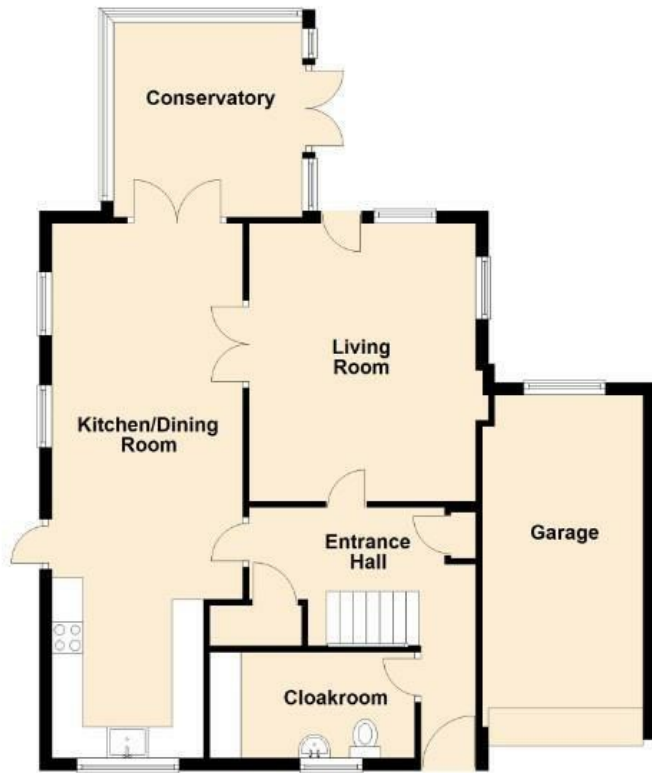
TENURE

We believe the property is freehold tenure.

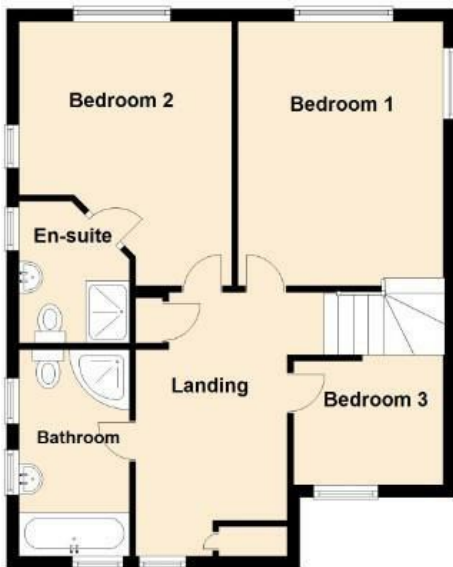
DIRECTIONS

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

Ground Floor



First Floor



Second Floor



| 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> | | | |
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