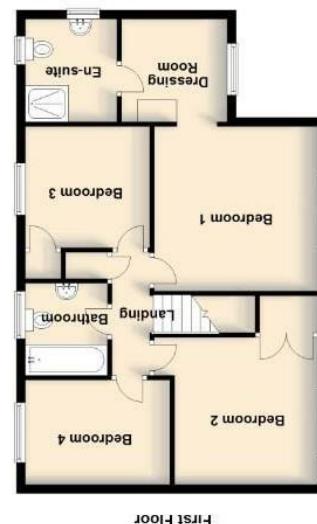


T. 01829 731300

tarporleysales@wrightmarshall.co.uk

www.wrightmarshall.co.uk

3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.  
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
MESSRS WRIGHT MARSHALL FEE AGREEMENT ACT 1967.



 Wright Marshall  
Estate Agents

£540,000



32 WOODLANDS WAY

TARPORLEY  
CW6 0TP

 4  2  3  D

COUNCIL TAX BAND: F



Well proportioned detached houses within walking distance of Tarporley village centre are consistently in demand. This excellent family home is a perfect example of its type benefitting from previous extensions and having been maintained to a very high standard to provide a flexible and spacious home with high levels of versatility. The garden wraps around the property and provides distinct seating spaces as well as parking to the front and access to the garage. The accommodation opens with an entrance hall which in turn leads into the large dining room with windows to the front of the stairs rising to the first floor. Off the living room is dual aspect living room offering an abundance of natural light benefitting from sliding doors to the rear and access into the study. The kitchen has been improved by an open access to the conservatory providing an open plan area. The utility room is just off the kitchen providing excellent space. At first floor level the accommodation continues to impress with a large master suite with dressing area and ensuite with three further bedrooms being serviced by the family bathroom.

Externally there is ample parking to the front with access into the garage as well as a front garden whilst to the rear is a larger more enclosed garden with decking and situated to the side and rear of the kitchen and utility is a further area of patio flanking the rear of the living room.

No Chain.

## LOCATION

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, public houses and also has the benefit of a Health Centre and several Churches. The village is also renowned for its excellent educational facilities with Tarporley Primary and High School and many other outstanding educational establishments in both the state and the private sector being located in the surrounding villages. The village also has its own community centre, playing fields and Dentist surgery's. Other nearby amenities include Oulton Park Motor Racing Circuit, ancient castles, boating facilities on nearby canals and within only ten minutes drive is the picturesque Delamere Forest. Whilst the village is renowned for its outstanding natural beauty (from some parts of the village views of 13th Century Beeston Castle can be enjoyed). The house also offers an excellent base for the business traveller with the A49, A51 and A55, M6 and M56 quickly reached by car and rail services to London can be boarded in the nearby town of Crewe and the City of Chester. With regards to Airports, Manchester and Liverpool International airports in addition to MediaCity UK can be reached within 45 minutes drive.

## ENTRANCE HALL

5'0 x 3'2 (1.52m x 0.97m)

Side aspect door.

## WC

5'9 x 2'9 (1.75m x 0.84m)

Front aspect double glazed window, low-level WC, pedestal wash hand basin, single panel radiator and ceiling mounted light fitting.

## DINING ROOM

18'3 x 14'3 (5.56m x 4.34m)

Stairs to first floor, two double panel radiators, ceiling light fitting and front aspect double glazed window.

## LIVING ROOM

21'6 x 11'10 (6.55m x 3.61m)

Front aspect double glazed window, rear aspect double doors, fireplace with brick surround, two double panel radiators.

## STUDY

15'1 x 7'9 (4.60m x 2.36m)

Front aspect double glazed window, rear aspect double doors, double panel radiator, ceiling mounted light fitting.

## KITCHEN

11'4 x 10'6 (3.45m x 3.20m)

Fitted with a range of wall and floor mounted kitchen units with a rolled top preparation surface, single ceramic sink with mixer tap, single oven, Neff hob with multispeed extractor hood above, space for dishwasher, integrated fridge, tiled splashback, integrated microwave, tiled floor.

## UTILITY

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

With rolled top preparation surface, tiled floor, single stainless steel sink with drainer unit, space for washing machine, space for dryer, rear aspect double glazed window, rear aspect door, central heating boiler, single panel radiator.

## CONSERVATORY

9'8 x 9'4 (2.95m x 2.84m)

UPVC conservatory unit with tiled floor and double panel radiator.

## FIRST FLOOR

### LANDING

#### MASTER BEDROOM

12'4 x 12'1 (3.76m x 3.68m)

Front aspect double glazed window, double panel radiator, fitted wardrobe furniture, archway to the dressing area.

#### DRESSING AREA

7'11 x 4'8 (2.41m x 1.42m)

Front aspect double glazed window, single panel radiator, fitted wardrobe furniture.

#### ENSUITE

7'11" x 6'10" (2.41m x 2.08m)

Front and side aspect double glazed UPVC windows, low level WC, pedestal wash hand basin, shower enclosure with electric shower, extractor fan, fitted unit, double panel radiator.

#### BEDROOM TWO

11'6 x 10'11 (3.51m x 3.33m)

Front aspect double glazed UPVC window, fitted wardrobe furniture, double panel radiator, ceiling light fitting.

#### BEDROOM THREE

10'10 x 8'2 (3.30m x 2.49m)

Double glazed window, single panel radiator, fitted wardrobe furniture, ceiling light fitting.

#### BEDROOM FOUR

9'5 x 9'1 (2.87m x 2.77m)

Rear aspect double glazed UPVC window, single panel radiator, fitted wardrobe furniture, ceiling mounted light fitting.

#### FAMILY BATHROOM

7'1 x 6'5 (2.16m x 1.96m)

Rear aspect UPVC double glazed window with obscure glass, panelled bath, pedestal wash hand basin, double panel radiator, tiled walls, low-level WC, recessed spotlights to ceiling.

#### EXTERNAL

Ample parking to the front of the property with a small front garden, to the rear is a large garden with borders, boundary is defined by mature hedges with distinct areas of patio and decking.

## INTEGRAL GARAGE

18'3 x 9'1 (5.56m x 2.77m)

Electrically operated roller door, 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

Cheshire West and Chester Council - Band F.

## 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.

