



Wright Marshall
Estate Agents

PLOT 23, TATTENHALL HOUSE TYPE (G) OLD MARKET
PLACE, WHITCHURCH ROAD, BEESTON, CW6 9NZ

£579,995



TATTENHALL HOUSE TYPE G

A delightful four bedroom detached house with double garage on the second phase of the popular Old Market Place Development.

- * Detached Property
- * Four Bedrooms
- * Attached Double Garage + Parking
- * Large Gardens
- * Popular Location
- * 2022 Sqft

SHOWROOM OPEN SATURDAY

26th November - 10am - 3pm
3rd December - 10am - 3pm
10th December - 10am - 3pm.

Sunday - Friday by appointment

An attractive four bedroom detached property with double garage in the desirable development of The Old Market Place. This plot is part of the second phase which is located at the back of the development.

The accommodation which has a high specification and having particular attention being paid to detail briefly comprises; Open Porch, Reception Hallway, Cloakroom/WC, Fitted Kitchen Dining Room with double doors onto the rear garden, Utility Room, Living Room, Study/Play room, Landing, Principal Bedroom with En-Suite Shower Room, Bedroom 2, Bedroom 3, Bedroom 4 and Family Bathroom.

Externally there are landscaped gardens to the front, driveway parking leading to a double garage.

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.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM - 5'8 X 5'8

STUDY/PLAY ROOM - 11'7 X 10'10

LIVING ROOM - 11'9 X 22'4

KITCHEN/DINING ROOM - 22'10 X 19'10

LAUNDRY/UTILITY ROOM- 10'5 X 5'6

GARAGE - 18'2 X 18'2

FIRST FLOOR

LANDING

BEDROOM 1 - 15'6 X 11'10

EN-SUITE - 11'10 X 6'8

BEDROOM 2 - 10'11 X 7'11

BEDROOM 3 - 10'5 X 10'11

BEDROOM 4 - 10'4 X 8'8

BATHROOM - 6'6 X 6'6

SPECIFICATION

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

All photographs shown are for illustration purposes only.

SERVICES

Mains water and electricity. LPG gas.

There will be a management Charge to cover the common areas which will be approximately £900 per annum.

VIEWING

By appointment with the Agents' Tarporley office.

TENURE

We understand the tenure to be freehold. To be verified by your solicitor.

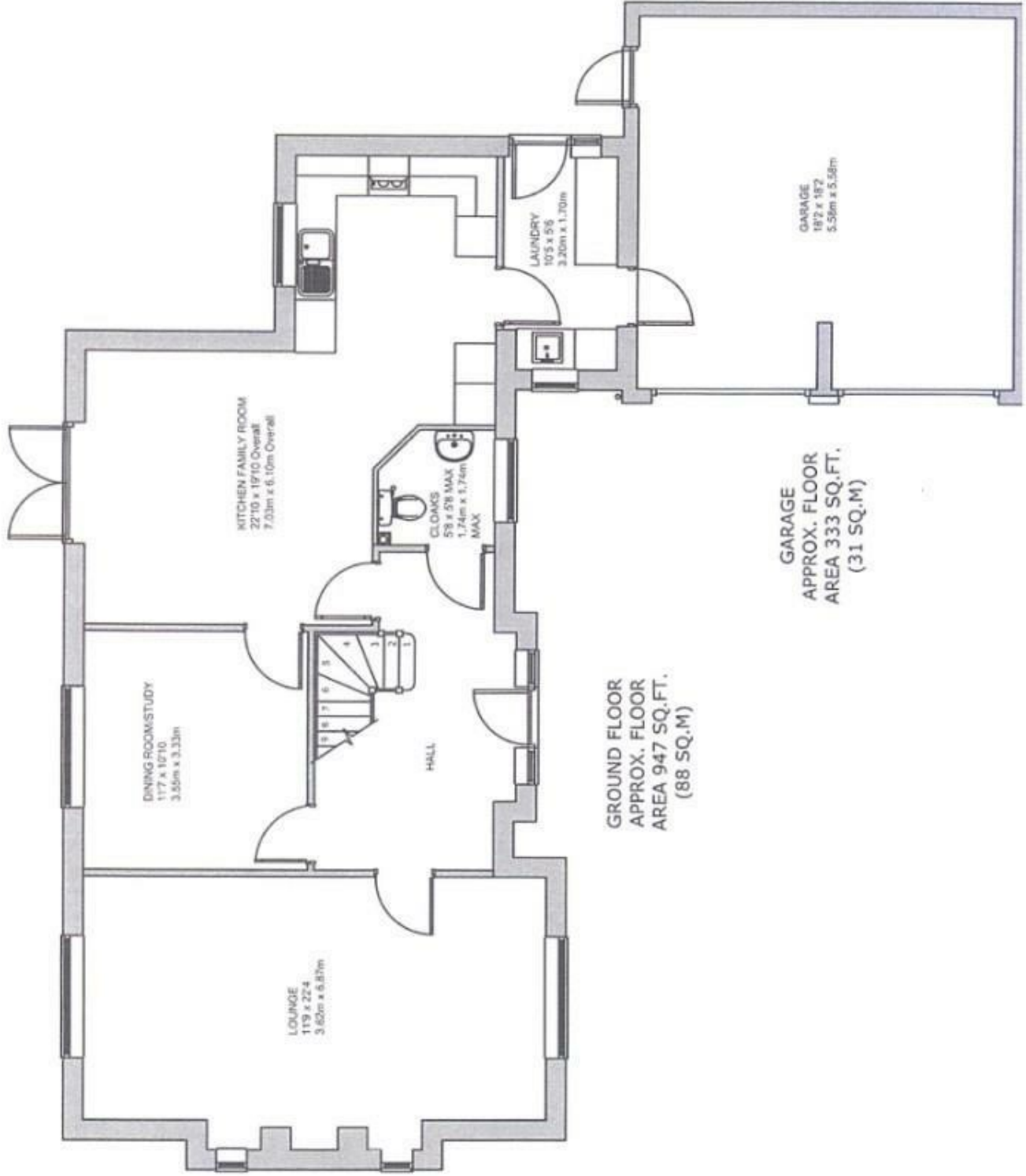
DIRECTIONS

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.

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 laundry room
Forbo Enduro luxury vinyl tiles to kitchen floor area only (not family room) and laundry room or Eaton Homes gold range Porcelanosa floor tiles.
BATHROOMS, EN-SUITES AND 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 or gold range Porcelanosa wall tiles to 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 or Eaton Homes gold range Porcelanosa floor 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
ELECTRICALS, WINDOWS AND JOINERY
TV socket to lounge, family room and bedrooms 1, 2, 3 and 4
Mains operated smoke detectors interconnected with battery back-up
Cat 5e cabling in lieu of standard internal telephone cabling
Lights and power sockets to garage
Wiring for two external lights to rear
Two Black coach lights to front elevation and PIR light to double garage
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 (option to turf rear garden as an upgrade)
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 Katrina brick and Forticrete SL8 grey roof tile
STRUCTURAL WARRANTIES
BLP (Building LifePlans Ltd) 10 Year Warranty
Eaton Homes 2 Year Warranty



DINING ROOM: STUDY
117 x 1010
3.55m x 3.33m

LOUNGE
119 x 274
3.60m x 8.87m

KITCHEN FAMILY ROOM
2210 x 1910 Overall
7.03m x 6.10m Overall

HALL

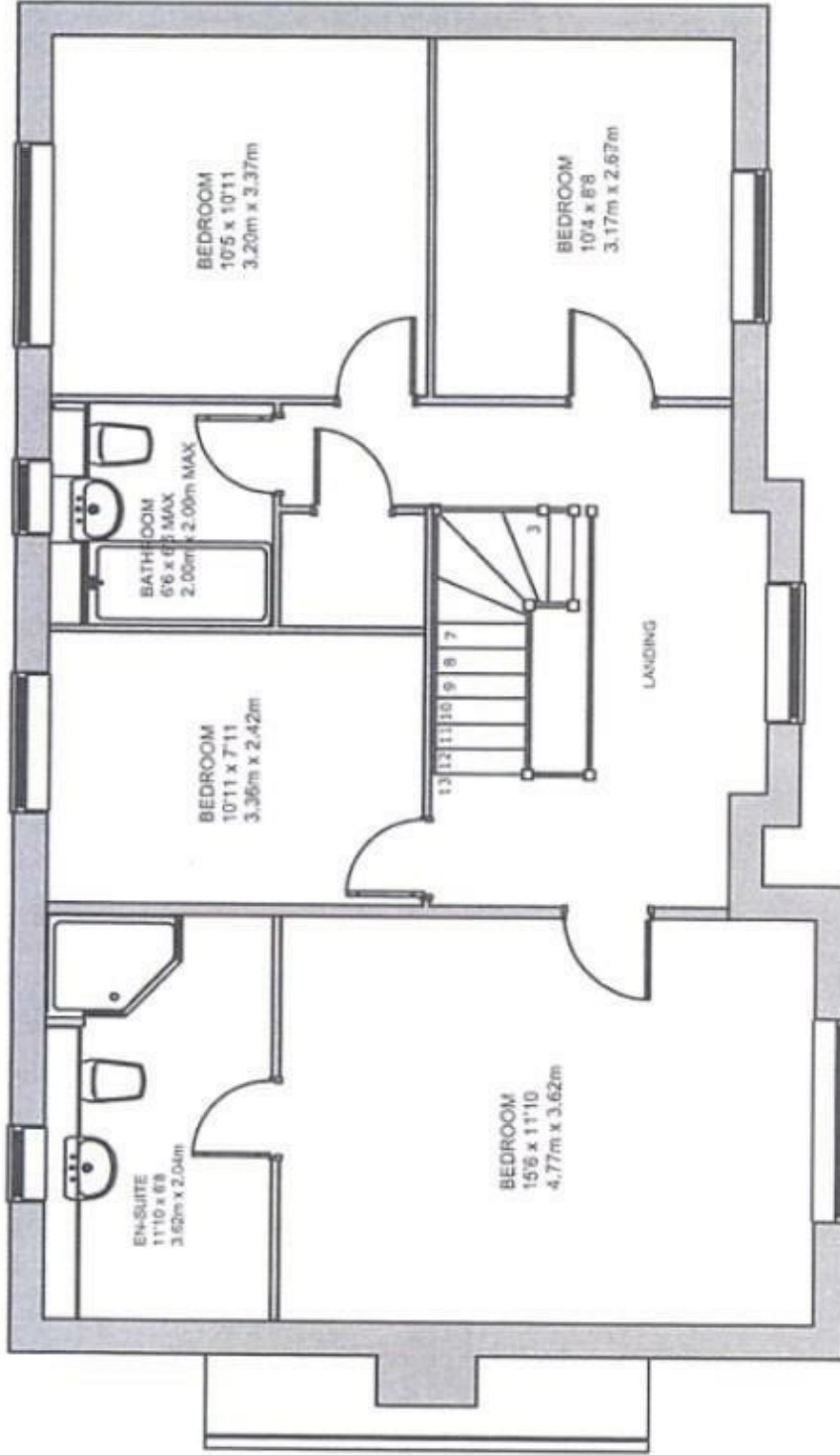
CLOING
59 x 58 MAX
1.74m x 1.74m
MAX

LAUNDRY
10'3 x 5'6
3.20m x 1.70m

GARAGE
18'2 x 18'2
5.59m x 5.58m

GROUND FLOOR
APPROX. FLOOR
AREA 947 SQ.FT.
(88 SQ.M)

GARAGE
APPROX. FLOOR
AREA 333 SQ.FT.
(31 SQ.M)



1ST FLOOR
 APPROX. FLOOR
 AREA 742 SQ.FT.
 (69 SQ.M)

KEY

- Waverton house type
- Bunbury house type
- Cholmondeley house type
- Cuddington house type
- Kelsall house type
- Christleton house type
- Tarvin house type
- Tilston house types
- Audlem house type
- Malpas house type
- Tattenhall house type
- Farndon house type
- Wrenbury house types
- Tarporley house types
- Hargrave house type
- Huxley house type
- Harthill house type



Phase 3
plots 32 - 53

Phase 1b
plots 17-31

Phase 1c
plots 8-16

Phase 2
plots 54-84

Phase 1a
plots 1-7



Site Plan Phase 1B

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		
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