



Wright Marshall
Estate Agents

**PLOT 13 TARPORLEY (P1) HOUSE TYPE OLD MARKET
PLACE, WHITCHURCH ROAD, BEESTON, NR. TARPORLEY**

CW6 9NZ

£714,995



TARPORLEY HOUSE TYPE (P1)

A delightful five bedroom detached house with double garage offering undisturbed views over open countryside to the front on the popular Old Market Place Development.

- * Detached Property**
- * Five Bedrooms**
- * Attached Double Garage + Off Road Parking**
- * Large Gardens**
- * Popular Location**
- * Approx. 2142 Sqft plus 301sqft Garage**
- * Views Over Open Countryside**

An attractive five bedroom detached property with double garage with undisturbed views across open countryside to the front on the desirable development of The Old Market Place.

The accommodation which has a high specification and having particular attention being paid to detail briefly comprises; Reception hallway, cloakroom/WC, fitted kitchen/dining/living room with doors onto the rear garden, Utility Room with pedestrian door to outside, living room with doors onto the garden, study with bay window overlooking the front, landing, Principal suite with walk in wardrobe and well appointed en-suite bathroom. Bedroom two with en-suite shower room, three further bedrooms and family bathroom with four piece suite.

Externally there are landscaped gardens to the front and driveway parking leading to an attached double garage. To the rear is a good sized garden.

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 - 6'12" X 3'3"

KITCHEN/DINING ROOM/LIVING ROOM - 22'6" X 22'2"

UTILITY - 11'0" X 6'3"

LOUNGE - 12'0" X 18'4"

STUDY - 12'0" X 9'1"

DOUBLE GARAGE - 17'10" X 16'12"

FIRST FLOOR

LANDING

BEDROOM 1 - 12'6" X 16'11"

DRESSING ROOM - 9'7" X 8'2"

EN-SUITE - 7'11" X 6'10"

BEDROOM 2 - 17'2" X 16'10"

EN-SUITE - 5'0" X 9'0"

BEDROOM 3 - 10'1" X 11'6"

BEDROOM 4 - 11'2" X 11'6"

BEDROOM 5 - 7'11" X 11'6"

BATHROOM - 7'10" X 10'2"

DOUBLE GARAGE

SPECIFICATION

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

SERVICES

Mains water and electricity. LPG gas.

There will be a Management Charge to cover the common areas which will be approximately £950 per annum.

VIEWING

By appointment with the Agents' Tarporley office.

TENURE

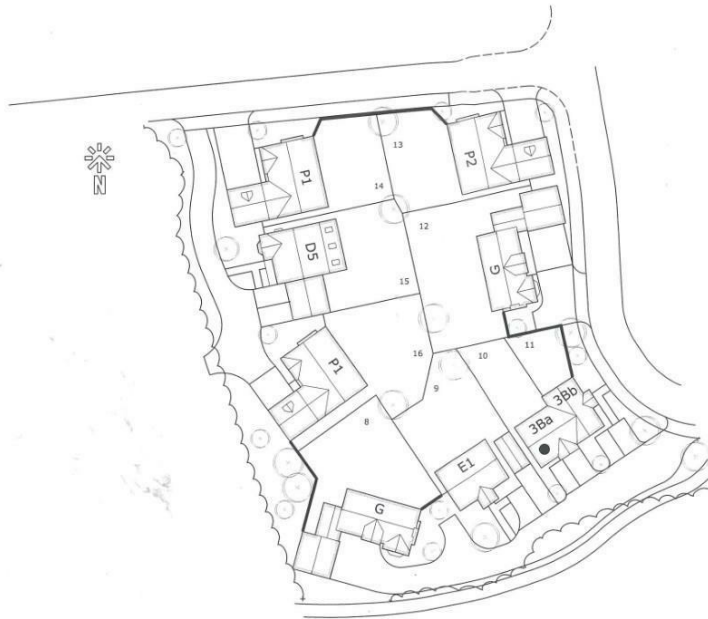
We understand the tenure to be freehold which should be verified through solicitors.

DIRECTIONS

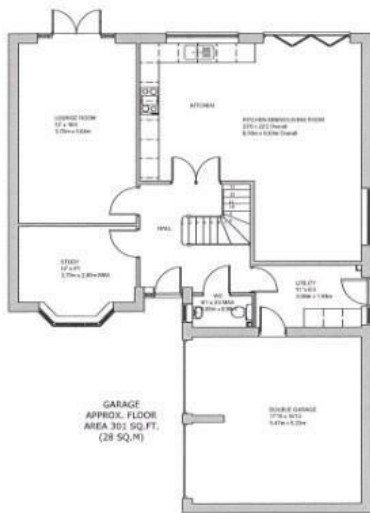
From our office in Tarporley High Street take a left turn out of the village in the direction of Nantwich. Having joined the A49 you will reach the crossroads and take a right turn onto the continuation of the A49. Proceed through Tiverton and immediately after passing under the railway bridge the development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



Site Plan Phase 1C



GROUND FLOOR
APPROX. FLOOR
AREA 960 SQ.FT.
(91 SQ.M)



1ST FLOOR
APPROX. FLOOR
AREA 1162 SQ.FT.
(108 SQ.M)

TYPE P1

TOTAL APPROX. FLOOR AREA INCLUDING GARAGE (2442 SQ.FT. (227 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, toughened glass splashback in choice of White, Black and Pewter colours	
Silestone Group 1 or Group 2 worktop and upstands	
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 single bowl no drainer inset/undermount granite composite white sink to kitchen and utility	
Lamona Garda polished or brushed chrome mono mixer tap to kitchen and utility	
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	
Choice of Eaton Homes gold floor tile range to kitchen area only (not family room) and utility room (option to upgrade to platinum) or Forbo Enduro LVT	
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 gold range Porcelanosa wall tiles to wet areas. Half height to sanitary wall in bathroom and en-suite(s). Splashback to basin in WC, bathroom and en-suite(s). Half height to concealed toilets (option to upgrade to platinum)	
Choice of Eaton Homes gold range Porcelanosa floor tiles to Bathroom, en-suite(s) and Cloakroom (option to upgrade to platinum)	
Extractor fans to wet areas	
Hansgrohe exposed thermostatic shower pipe with fixed head and hand shower	
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 lounge, bedroom 1, 2, 3, 4 and 5	
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 two external lights to rear	
Black coach light to front elevation and rear door	
Hard wired house alarm	
Chrome lever furniture to internal and external doors	
Oak D linear ladder internal doors	
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 and back 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 Katrina 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
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	



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