



Wright Marshall  
Estate Agents

25 SHIRE WAY, TATTENHALL, CHESTER CH3  
9RL

£650,000



**An attractive and immaculately maintained four bedroom detached house forming part of a small development built by Redrow Homes, conveniently situated in the popular village of Tattenhall. The property has delightful views over open countryside and Beeston Castle.**

A beautifully presented four bedroom detached house forming part of the prestigious Meadow Brook development in Tattenhall. The property was built by Redrow Homes in 2018 and is the Welwyn house design. The accommodation which is presented throughout to a very high standard briefly comprises. Reception hallway, cloakroom/WC, living room with feature fire, impressive open plan breakfast kitchen family room with a selection of modern shaker style cabinets with Silestone worktops and fully fitted appliances,, utility room, landing, principal bedroom with en-suite shower room, three further double bedroom and a well appointed family bathroom.

The property benefits from UPVC double glazed windows and has gas fired central heating. The property occupies a pleasant position set back from Shire Way with views to the rear over open countryside and Beeston Castle. To the front there is mature shrubbery and a tarmac driveway leading to a double garage. To the rear the garden has been attractively landscaped with patio areas, pathways, neatly laid lawn and raised deck terrace.

If you are looking for a modern house with ready to move into accommodation in a popular village location then we would strongly urge you to view this property.

## 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

14'2 x 5'5 (4.32m x 1.65m)

Front aspect door with obscured glass, double glazed window with matching window to the side, ceiling mounted light fitting, single panel radiator. Doors to WC, kitchen, living room, integral double garage and staircase rising to the first floor.

## WC

5'1 x 3'7 (1.55m x 1.09m)

Wall mounted wash and basin with mixer tap and tiled splashback, low-level WC, single panel radiator, tiled floor, recessed spotlight to ceiling, extractor fan.

## LIVING ROOM

11'8 x 17'0 (3.56m x 5.18m)

Front aspect UPVC double glazed window, single panel

radiator, ceiling mounted light fitting, fireplace with stone surround and mantle housing gas fire.

## KITCHEN/FAMILY ROOM

34'0 x 12'6 (10.36m x 3.81m)



## LIVING AREA

11'3 x 12'5 (3.43m x 3.78m)

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



## KITCHEN/DINING

22'9 x 10'9 (6.93m x 3.28m)

Double glazed double doors with matching windows to either side, rear aspect UPVC double glazed window, tiled floor, ceiling mounted light fitting, recessed spotlights to ceiling, range of wall and floor mounted kitchen units with granite preparation surface one and half bowl stainless steel sink with drainer grooves and mixer tap, four ring Siemens induction hob with Siemens multispeed extractor hood above, single Siemens Combi oven/microwave, single Siemens oven, integrated fridge freezer integrated dishwasher continuation of tiled flooring, recess spotlights to ceiling and door to utility, double panel radiator.



### UTILITY

5'7 x 7'1 (1.70m x 2.16m)

Side aspect obscure glass panelled door, space for washing machine, space for dryer, continuation of units and kitchen surface, single stainless steel sink with mixer tap, further storage, extractor fan, four spotlights and door to storage.

### FIRST FLOOR

#### LANDING

9'10 x 7'3 (3.00m x 2.21m)

L-shaped maximum measurements, ceiling mounted light fittings, doors to four bedrooms and family bathroom.

#### MASTER BEDROOM

14'6 x 12'8 (4.42m x 3.86m)

Front aspect UPVC double glazed window, single panel radiator, ceiling mounted light fitting, partially panelled walls, door to ensuite shower room.



#### ENSUITE

9'2 x 4'6 (2.79m x 1.37m)

Double glazed obscure glass window, low-level WC, wall mounted wash hand basin with mixer tap and tiled splashback, shower enclosure, ladder style radiator, tiled floor, recess spotlights, ceiling extractor fan.

#### BEDROOM TWO

9'5 x 12'2 (2.87m x 3.71m)

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



#### BEDROOM THREE

11'1 x 9'0 (3.38m x 2.74m)

Rear aspect UPVC double glazed window with single panel radiator, ceiling mounted light fitting.



#### BEDROOM FOUR

10'10 x 6'11 (3.30m x 2.11m)

Front aspect UPVC double glazed window, single panel radiator, ceiling mounted light fitting, door to storage.

#### FAMILY BATHROOM

10'10 x 6'11 (3.30m x 2.11m)

Rear aspect UPVC double glazed obscure glass window, low-level WC, wall mounted wash basin with mixer tap, panel bath with shower fitting and shower screen, tiled splashback and fitted drencher head, recessed spotlights to ceiling, extractor fan, ladder style radiator, tiled walls and tiled floor.



## **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.

## **GARAGE**

17'8 x 15'11 (5.38m x 4.85m)

Electrically operated Ivanova vehicle access door, central heating boiler, electric and light fittings.

## **EXTERNAL**

To the front is a tarmacadam drive with ample parking for two vehicles, front garden defined by well maintained hedging, to the rear is a larger more enclosed garden predominately laid to lawn with a patio flanking around the rear and side of the garden. In addition to the rear of the garden is an impressive decking area with ample space for distinct seating spaces with impressive views to be enjoyed over open countryside to the rear and far-reaching views of Beeston and Peckforton castles.



## **SERVICES**

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

There is an annual service charge of £263 (2022) to the property management company to cover communal grass cutting.

## **VIEWING**

Viewing by appointment with the Agents Tarporley office.

## **TENURE**

We believe the property is freehold tenure.

## **COUNCIL TAX BAND**

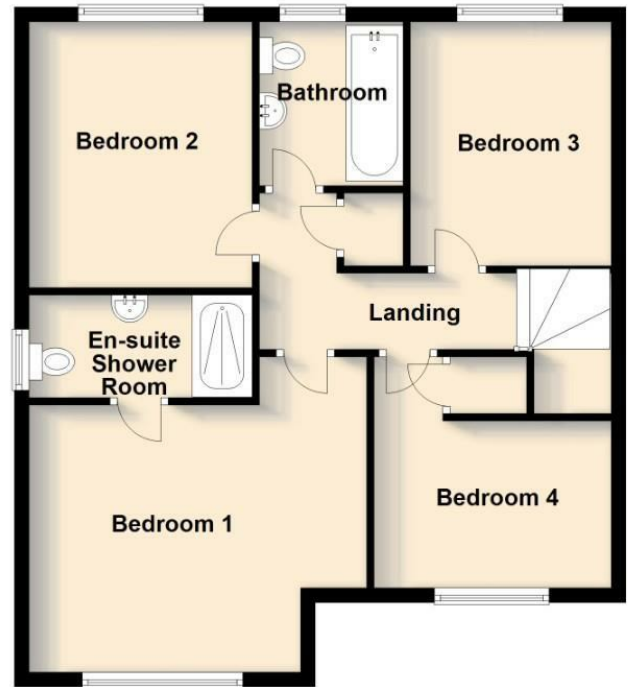
Band F - Cheshire West and Chester Council.



Ground Floor



First Floor



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		84	84
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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