



Wright Marshall  
Estate Agents

9 COVERT RISE, TATTENHALL, CHESTER,  
CH3 9HA

£575,000



**A delightful four bedroom detached property located on the fringe of the popular village of Tattenhall. The property has off road parking, double garage and large private gardens to the rear.**

**The property is offered for sale with No Onward Chain.**



An attractive four-bedroom detached house forming part of a prestigious development in the desirable and highly popular village of Tattenhall. The accommodation which is presented throughout to a very high standard and has been extended to create a fantastic family space briefly comprises; porch, reception hallway, living room overlooking the front, large open plan living kitchen that opens onto a multi use family space, WC, utility room, first-floor landing, principal bedroom with built in wardrobes and en-suite shower room, three further double bedrooms and family bathroom. The property benefits from UPVC double glazed windows and has oil fired central heating.

Externally, the property has a driveway providing off road parking for a number of vehicles and leads to a large double garage. The rear garden is a particular feature being of a very generous size, arguably the largest plot on the development. The garden is laid to lawn with mature fully stocked borders and trees. A large decked area with 3 ponds is central to the garden providing a delightful focal point.

## LOCATION

The village of Tattenhall offers a comprehensive range of services including a general store, chemist, doctor's surgery, coffee shop, pubs, café, restaurants and the 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.

## HALLWAY

8' x 6' (2.44m x 1.83m)  
UPVC double glazed window with stain glass decorative inserts, gold door furniture and UPVC double glazed side panel, UPVC double glazed window to the side, ceiling light point, wood strip flooring. Glazed door with side panel through to the reception hallway.

## RECEPTION HALLWAY

14'10" x 5'11" (4.52m x 1.80m")  
Ceiling light point, smoke detector, wall light, wall mounted alarm pad, radiator, telephone point. Doors through to the living room, kitchen breakfast room, WC and staircase rising to the first floor.

## WC

5'11" x 5'4" (1.80m x 1.63m")

Low-level WC with dual flush and concealed cistern, wash hand basin with chrome mixer tap and useful storage cupboards beneath, partially tiled walls, white ladder style heated towel rail, UPVC double glaze window with obscured glass, ceiling light point and floor tiling.

## LIVING ROOM

18'11" x 11 (5.77m x 3.35m)

UPVC double glaze window overlooking the front, three ceiling light points, coved ceiling, two radiators, telephone point, open fire with tiled hearth and marble decorative surround. Double opening doors to the kitchen breakfast room and double opening doors through to the family room.



## KITCHEN BREAKFAST ROOM

20'04" x 12'6" (6.20m x 3.81m")

A selection of painted wood wall and base level units with blue door handles, laminated work surfaces and tiling to worksurface areas, inset one and a half white composite sink unit and drainer with gold mixer tap. Under unit spotlighting, spaces for range, dishwasher and fridge. Built in wine rack. tile effect flooring to kitchen area with UPVC double glaze window overlooking the garden, glazed panelled door through to the utility room, two ceiling light points, radiator and opening through to the family room.







### FAMILY ROOM

22'1" x 9'10" (6.73m x 3.00m")

A delightful extension with double doors onto the rear patio, windows overlooking the side and rear, two radiators and coved ceiling.



### UTILITY ROOM

11'3" x 7'11" (3.43m x 2.41m")

A selection of wall and base level Shaker style units with gold handles and wood block work surfaces, tiling to worksurface areas.

Inset Belfast style sink unit with hose tap, spaces for washing machine and dryer, space for microwave, inbuilt wine rack, spaces for low-level fridge and low-level freezer, strip light, UPVC double glazed windows overlooking the front and rear and double doors onto the front and rear, tile effect flooring.



## FIRST FLOOR

### LANDING

UPVC double glazed window overlooking the front, two ceiling light points, smoke detector, useful storage cupboard with slatted shelves and further useful storage cupboard with hot water cylinder and shelving units. Doors to principal bedroom, three further double bedrooms and family bathroom.

### PRINCIPAL BEDROOM

14'1" x 12'8" (4.29m x 3.86m")

UPVC double glazed window overlooking the rear garden, ceiling light point, radiator, inbuilt sliding wardrobe doors incorporating rails and shelving, opening through to ensuite shower room.



### ENSUITE SHOWER ROOM

6'8" x 2'9" (2.03m x 0.84m")

Single shower with opening door with Triton shower wash and basin and useful storage cupboards beneath and illuminated mirror above, fully tiled walls with decorative border shower socket.

### BEDROOM TWO

14'2" x 12'7" max (4.32m x 3.84m max)

UPVC double glazed window overlooking the rear garden, ceiling light point, radiator, opening through to a useful wardrobe incorporating rails and shelving and further inbuilt mirrored four-door wardrobe incorporating rails and shelving.





### BEDROOM THREE

14'2" x 10'4" (4.32m" x 3.15m")

UPVC double glaze window overlooking the front, radiator, ceiling light point.



### BEDROOM FOUR

11'3" x 7'9" (3.43m" x 2.36m")

UPVC double glaze window overlooking the front garden, radiator, ceiling light point.



### FAMILY BATHROOM

6'7" x 5'6" (2.01m" x 1.68m")

A three-piece suite in white incorporating a shaped bath with bronze mixer tap and separate shower attachment, wall mounted shower with glazed shower screen, low-level WC with dual flush and concealed cistern, wash hand basin with chrome mixer water fall tap and useful storage cupboards beneath, part tiled walls, ceiling light point, ceiling mounted vent, UPVC double glazed window with obscured glass and gold style heated towel rail. Vinyl effect floor and wall mounted illuminated mirror.



### EXTERNAL

The property is approached via a block paved driveway providing off-road parking for a number of vehicles leading to a double garage. The front garden is laid predominantly to lawn with central fully stocked raised borders. Pedestrian access to both sides of the property provides access through to the rear. Both sides of the property have ample space for further extension (subject to any necessary planning requirements). The rear garden is of particular interest being of a very generous size laid to lawn with large paved area, centrally there are three ponds with decked feature dining area. The garden is fully enclosed with mature trees, hedging and fencing. The rear garden is of a particularly sunny and private aspect.





## **GARAGE**

Up and over garage door, electrical power points and lighting.

## **SERVICES**

We understand that mains water, electricity and drainage are connected. The property has oil fired central heating. The house also has the benefit of cavity wall and loft insulation.

## **VIEWING**

Viewing by appointment with the Agents Tarporley office.

## **TENURE**

We believe the property is freehold tenure.

## **ROUTE**

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 until entering the village of Tattenhall. Follow the road round to the left and upon reaching the junction take a right turn onto the High Street. Proceed down the High Street, where the road bends sharply to the right take the next right turn into Covert Rise and the property will be found on the left hand side clearly marked by a Wright Marshall for sale board.

## **COUNCIL TAX BAND**

Council Tax Band F - Cheshire West and Chester Council.

## **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.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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