



Hazelhurst Way Tarporley

CHESHIRE
LAMONT

44, Hazelhurst Way

Tarporley, CW6 9YH

An immaculately presented and upgraded detached 4 Bedroom family home with spacious accommodation situated on a popular development, within walking distance of the village amenities, with private landscaped gardens, driveway providing extensive off road parking and detached double garage.

- Spacious Reception Hall, Impressive 24' Living room, 22' Kitchen Dining Family Room, Spacious Study/Second Sitting Room, Utility Room and Cloakroom
- 4 Double Bedrooms all with built in wardrobes, 3 bath/shower rooms (2 En-suites).
- Secluded landscaped rear garden.
- Double Garage and large driveway providing parking for 4 cars (tandem).
- Walking distance to Village amenities.

Location

Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, veterinary practice, community centre and highly regarded primary and secondary schools. A regular bus service is available from the village that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The village is located within the heart of Cheshire and is surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

Accommodation

A part glazed panelled front door opens to a central well-proportioned **Reception Hall 5.3m x 2.8m** dimensions include **Cloakroom** fitted with low-level WC and wash hand basin, staircase rising to first floor with galleried landing above and useful storage cupboard beneath. The well proportioned **Living Room 7.4m x 3.6m** benefits from windows overlooking both the front and rear gardens along with glazed double doors opening onto a patio and the rear garden. A focal point fireplace is fitted with a Living Flame coal effect gas fire (LPG). There is a versatile second **Sitting Room/Study 3.5m x 2.5m** current utilised as a study and benefits from bespoke media unit which includes shelving with drawer and storage cupboards beneath as well as a fitted desk. The L-shaped **Kitchen Dining Family Room 6.6m x 3.0m widening to 4.3m** this is fitted with Shaker style wall and floor cupboards along



with matching fitted pantry cupboard. Granite worksurfaces incorporates a 1½ bowl stainless steel sink unit and five burner gas hob with extractor above, integrated appliances include a double oven, dishwasher, fridge freezer and wine chiller. The **Dining Area** comfortably accommodates a six person dining table with space beyond within the **Family Area** to have a couple of easy chairs and coffee table, a box bay window has floor-to-ceiling windows incorporating glazed double doors which open onto the rear garden. The **Utility Room** is fitted with additional wall and floor cupboards, work surface incorporating a second sink unit, plumbing for an integrated washing machine and space for a condenser dryer.

The attractive galleried landing gives access to **Four Double Bedrooms** and **Three Bath/Shower Rooms**, (two En-Suite). The **Master Bedroom Suite 7.4m x 3.6m** overall includes a **Dressing Area** and **En-Suite Bathroom**. The generously proportioned **Bedroom 4.1m x 3.6m** has dual aspect and is open plan to the Dressing Area which includes four sets of built-in double wardrobes, the well-appointed **En-Suite Bathroom** comprising double ended panel bath with central mixer tap, large tiled shower enclosure, pedestal wash hand basin, low-level WC, part tiled walls and a heated towel rail. **Bedroom Two 3.8m x 3.1m** is situated to the rear and benefits from built in wardrobes and an **En-Suite Shower Room** comprising shower enclosure, wash hand basin, low level WC and heated towel rail. **Bedroom Three 3.6m x 3.2m** and **Bedroom Four 3.3m x 2.9m** both overlook the front and benefit from built in wardrobes. The **Family Bathroom** is finished to a similar specification as the master suite and comprises a panelled bath with central mixer tap, tiled shower enclosure, pedestal wash hand basin, low-level WC, part tiled walls and heated towel rail.

Externally

A central paved pathway with lawned gardens to either side leads up to the front door complimented by stocked borders, a “red robin” hedge has been planted to the front boundary and a double width driveway to the side provides car parking for four cars (nose to tail) with a **Detached Double Garage 5.2m x 5.1m** beyond which benefits from an automated roller shutter door, electric light and power points. Upgraded Led solar lighting has recently been fitted to frontage and also to the front and rear of the garage. The secluded rear garden has been landscaped to a particularly high standard and includes a 13m x 3.7m paved sitting/entertaining area which can be directly access from either the kitchen dining family room or the living room, with low maintenance synthetic turf style lawned garden beyond edged with well stocked raised borders retained with sleepers. Within the garden there is a 3.6m x 3.3m timber frame pergola creating a perfect alfresco entertaining space benefitting from electric light and adjacent outdoor power supply.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold

Viewing

Strictly by appointment only with Cheshire Lamont 01829 730700.

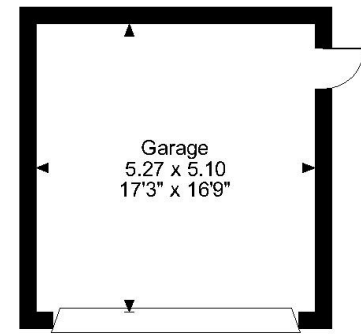
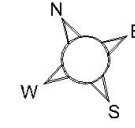


Directions

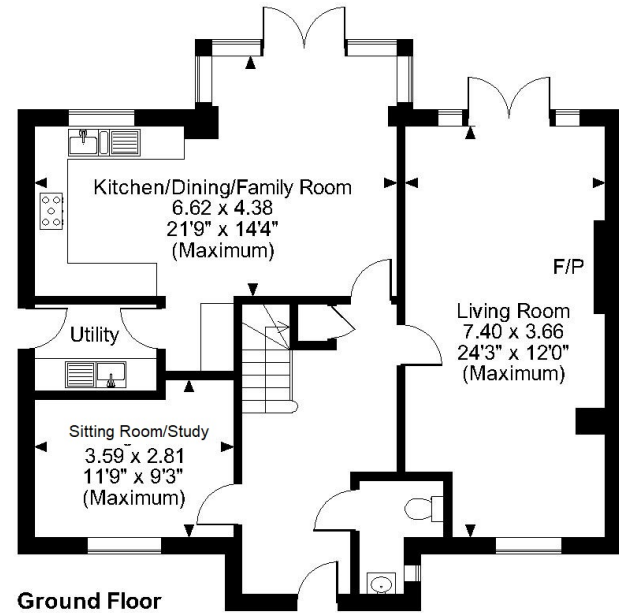
From Tarporley High Street proceed in a southerly direction past the petrol filling station onto Nantwich Road and Hazelhurst Way will be found on the right hand side.

What 3 words – cluttered.fields.ideas.

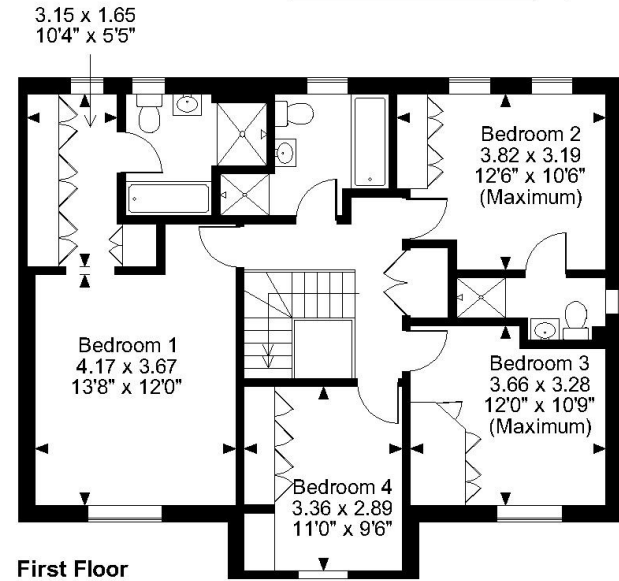
Approximate Gross Internal Area
 Main House = 1778 Sq Ft/165 Sq M
 Garage = 289 Sq Ft/27 Sq M
 Total = 2067 Sq Ft/192 Sq M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	85	94
(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, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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