



**Moorhen**  
Malpas





# Moorhen

Church Street, Malpas SY14 7FH

This delightful Three Bedroom property is situated within walking distance of Malpas High Street and offers particularly well proportioned accommodation presented to a particularly high specification.

- Reception Hall, well-proportioned Living Room, Kitchen Dining Family Room, Cloakroom.
- Three Double Bedrooms, well-appointed Family Bathroom and En-suite Shower Room.
- Attractive landscaped gardens to both front and side, ample parking provision.
- Underfloor heating throughout the ground floor, movement sensor night time courtesy lighting to Reception Hall, Landing, Cloakroom and Bathrooms.

## Location

The prosperous village of Malpas with its bustling High Street, historic church and the highly regarded Bishops Heber High School. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills (3 miles) where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as horse riding schools. The historic City of Chester is just 14 miles.

Whitchurch 5.5 miles - Wrexham 12 miles Nantwich 13 miles - Chester 15 miles.

## Accommodation

A part glazed panel front door opens to the **Reception Hall**, this is fitted with a tiled floor which continues seamlessly into both the Kitchen Dining Room and Cloakroom, an oak detailed staircase rises to the first floor with storage cupboard beneath and courtesy sensor lighting is situated within the Reception Hall and Cloakroom. The **Cloakroom** is fitted with an enclosed low level WC, wall mounted wash hand basin and heated towel rail. The well-proportioned **Living Room 5.6m x 3.8m** overlooks the front garden, the spacious open plan **Kitchen Dining Family Room 6.6m x 4.2m** has double doors opening onto a South facing patio garden at the rear. The well appointed Kitchen is fitted with an extensive range of wall and floor cupboards complemented with white Silestone work surfaces creating a breakfast bar, there is also a matching dresser unit. Appliances include an induction hob with extractor above, single oven, microwave, washer dryer, integrated fridge freezer and dishwasher.

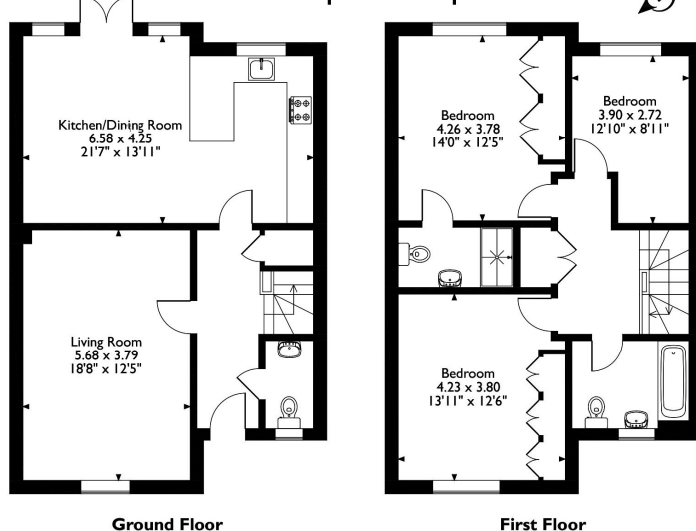
## Bedroom Accommodation

To the first floor there are three Double Bedrooms and a well appointed Family Bathroom in addition to the En-suite Shower Room. **Bedroom One 4.2m x 3.8m** benefits from fitted wardrobes and overlooks the rear and a well appointed **En-suite Shower Room** this is fitted with movement sensor night time courtesy lighting, there is a large shower facility with drench shower head, wall mounted wash hand basin with drawer unit beneath, low level WC, heated towel rail, part tiled walls and a tiled floor. **Bedroom Two 3.8m x 4.2m** overlooks the front and is a further generous double bedroom, **Bedroom Three 3.9m x 2.7m** overlooks the rear and a recess for a wardrobe. The well appointed **Family Bathroom** also benefits from movement sensor night time courtesy lighting and is fitted with a panel bath with shower above, wall mounted wash hand basin with drawer beneath, low level WC, heated towel rail, part tiled walls and a tiled floor.

## Externally

To the front of the property a pedestrian gate from Church Street opens onto steps rising to the front door and a lawned front garden enclosed with laurel hedging. To the rear of the property there is a South facing India stone paved **Sitting/Entertaining area 6.9m x 2.9m** with direct access available from the Kitchen Dining/Family Room, beyond the patio there are two generous car parking spaces.

## Approximate Gross Internal Area 1334 sqft/124 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Directions

From the Monument in the centre of Malpas turn right into Church Street, past the Church on your right and continue down Church Street. Mount View Development will be situated on the left hand side, once onto the development take the first left and the property will be found on the left.

## Services (Not tested)/Tenure

Mains Electric, Water, Gas and Drainage / Freehold.

## Viewings

Strictly by appointment with Cheshire Lamont Tarporley.

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