



Norley, Frodsham



12 Stanneybrook Close Norley, Frodsham WA6 8PZ

Conveniently situated within walking distance of the facilities within Norley village, this well-proportioned detached five bedroom family home extends to a generous 2637sqft which includes a large garden room extension to the rear and a double garage.

- Reception hall, well-proportioned living room, versatile second sitting room/playroom, large garden room extension, study, kitchen breakfast room, utility, cloakroom.
- Spacious galleried first floor landing, large master bedroom suite, guest bedroom two with en-suite, three further double bedrooms, family bathroom.
- Double garage, principally lawned gardens incorporating paved sitting/entertaining area and stocked borders.

Location

Norley is set amidst the Cheshire countryside on the fringe of Delamere Forest which offers a host of outdoor activities including good walks, mountain biking, horse riding, nature trails, a train station and highly regarded golf course. Norley is well situated for access by road and rail to the commercial centres, including Chester, Liverpool and Manchester. Acton Bridge train station is also convenient and gives access to the main West Coast Line. Norley offers every day shopping provisions at the local grocery shop whilst the adjacent villages of Kingsley, Cuddington, Frodsham and Northwich offer more comprehensive facilities. There are a host of sporting and leisure clubs locally including rugby, football, hockey, cricket and tennis clubs as well as numerous golf courses. Both primary and state secondary schools are available locally as well as private schooling at The Grange in Hartford or alternatively Abbey Gate College and both The Kings and Queens Schools in Chester.

Accommodation

A part glazed panel front door opens to the **entrance porch** with glazed panel inner doors opening to an attractive and welcoming **reception hall** finished with an engineered oak floor and feature staircase rising to a galleried first floor landing. Off the reception hall there is a **cloakroom** fitted with a low-level WC and pedestal hand-wash basin. The engineered oak floor continues seamlessly into the well-proportioned **living room 5.6m x 3.7m**. This is fitted with a central fireplace incorporating a living flame coal-effect gas fire with stone mantle over and bespoke shelving and cupboards to either side. A large picture window overlooks the front garden and glazed double doors open to the original **dining room 3.1m x 3.1m** which is now utilised as a second sitting room/TV room with communicating door to the kitchen breakfast room. A glazed sliding door gives access to the large **L-shaped garden room extension 5.7m x 4.7m**. This well-proportioned family area overlooks the rear garden via large picture windows and can comfortably accommodate a 10/12 person dining table along with space for a sofa, easy chairs and coffee table. This room also gives access to the gardens and has a communicating door to the kitchen. The **Kitchen breakfast room 6.8m x 3.1m widening to 3.6m** is extensively fitted with shaker style wall and floor cupboards complimented with granite work surfaces which extends into a breakfast bar.



Appliances include a four-ring ceramic hob with extractor above, integrated double oven and dishwasher along with a freestanding American style fridge freezer set within a housing unit. A tiled floor continues within the dining area which can comfortably accommodate a six-person everyday breakfast table. Beyond the kitchen there is a utility room fitted with additional wall and floor cupboards and work surface incorporating a second sink unit. Beneath the work surface there is space for a tumble dryer and washing machine. There is a door to the rear garden and communicating door to the large double garage. There is also a **study 3.4m x 2.6m** situated on the ground floor finished with an engineered oak floor and window overlooking the front garden.

To the first floor there is a feature **gallery landing** which is particularly light and airy **5.7m x 4.4m** maximum. This gives access to five bedrooms, two en-suite and a family bathroom. The **master bedroom suite 6.7m x 4.1m overall** includes a dressing area with built-in wardrobes, en-suite bathroom with shower above the bath. **Bedroom Two 4.1m x 3.7m** includes built-in double wardrobes with a generous well-appointed en-suite shower room beyond. **Bedroom Three 4.1 m x 3 m** overlooks the rear garden and benefits from built-in wardrobes. **Bedroom Four 3.1m x 2.8m** also overlooks the rear garden with **Bedroom Five 3.5m x 2.5m** overlooking the front. The family bathroom is fitted with a large enamel panel bath incorporating shower facility above, pedestal wash hand basin, low level WC and bidet.

Externally

A double width driveway provides ample parking to the front of the large **Double Garage 5.5m x 5.0m**. The gardens to the front of the property are principally laid to lawn with access available along the side of the property to the enclosed rear garden. The rear garden, again, is principally laid to lawn incorporating stocked borders and a paved patio area which can be directly accessed from the garden room, creating a convenient alfresco entertaining area.

Double garage 5.5m x 5m. Dimensions include storage cupboards and workbench with additional **2.6m x 1.6m** cloaks hanging facility/boot storage area off. The current vendors use the double garage as a home gym as there is a communicating door with the utility room.

Directions

What 3 Words - Civil, mirroring, smoothly.

From Tarporley head north on the A49 for approximately 4 miles passing through the traffic lights at Oakmere and The Hollies farm shop. Immediately prior to Nunsmere Hall Hotel turn left into Hogshead Lane and proceed along Hogshead Lane crossing the A556 Chester Road into Stoneyford Lane. After a further mile at the next crossroads proceed straight over into Cow Lane and at the next T junction turn left and then first right into Marsh Lane. Immediately turn left into Stanneybrook close where the property is located.

Services

Mains Gas, Electricity, Water and Drainage.

Tenure

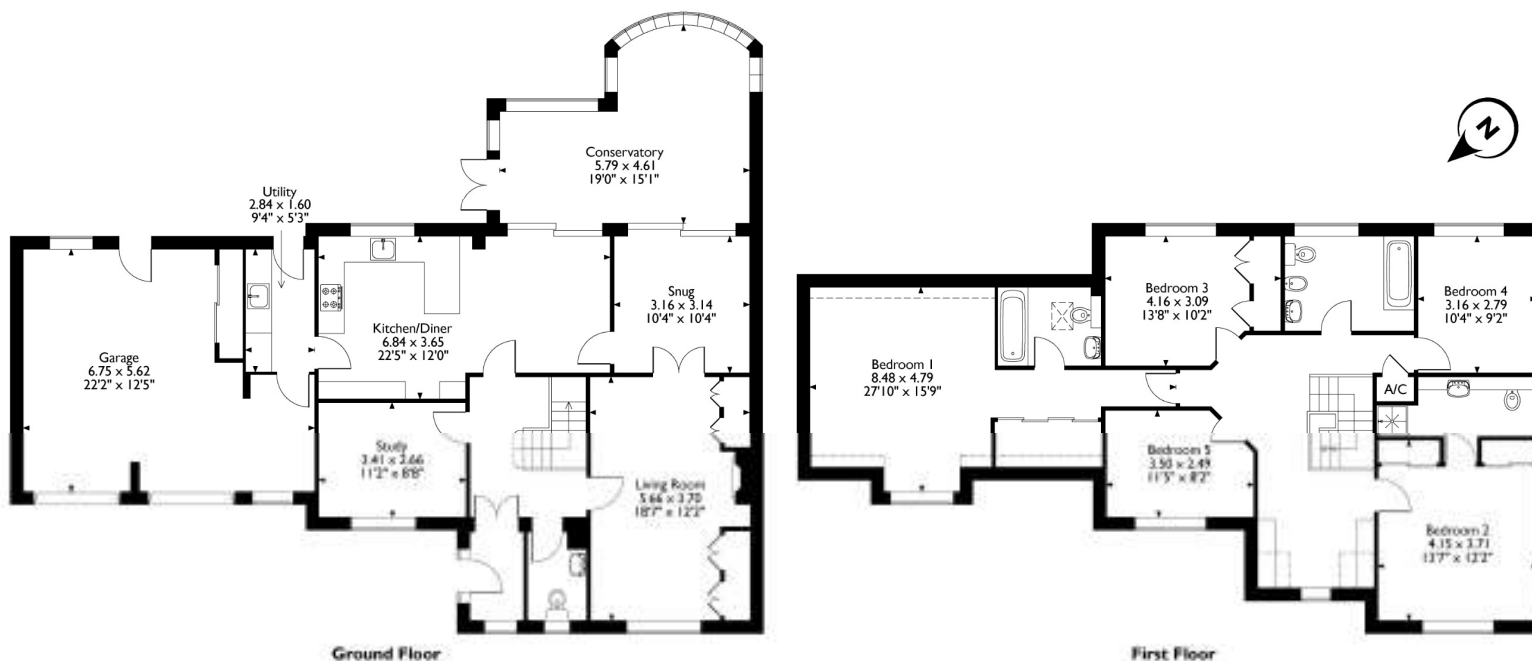
Freehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.



Approximate Gross Internal Area 245 Sq M/2637 Sq Ft



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.



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