



1 West View Road, Norley





# 1 West View Road

Norley, WA6 8NR

This delightful Two Bedroom Semi-detached Cottage benefits from a secluded position within the centre of this popular village and offers attractive light and airy accommodation finished to a particularly high specification along with a secluded landscaped garden. A fresco entertaining garden to the rear with hot tub and recessed all weather entertaining area.

- 6.8m Open Plan Living/Dining Room with log burner, well appointed Kitchen.
- Two Bedrooms, well appointed Bathroom with separate Shower Enclosure.
- Parking potentially for two cars, attractive secluded landscaped garden with hot tub and recessed covered entertaining area.

## Accommodation

This delightful two Bedroom Cottage provides a spacious well proportioned **Open Plan 6.8m Living/Dining Room** finished with an oak effect floor and benefiting from a log burning stove set upon a stone hearth with beamed mantel. The Dining Area comfortably accommodates a six/eight person dining table and has a full length glazed door letting in an abundance of natural light and opening onto an attractive landscaped South West facing secluded rear garden. A further feature is the contemporary staircase finished with bespoke storage cupboards beneath which include a wine chiller if desired and a fifty six bottle wine rack. The well appointed **Kitchen 5.0m x 1.7m** is extensively fitted with shaker style cupboards complemented with granite effect work surfaces. Appliances include a range cooker with five burner gas with extractor above, there is an integrated fridge freezer and space for a slimline dishwasher. A heated tile floor runs throughout the Kitchen and a glazed door opens onto the rear garden.

To the first floor there are Two Bedrooms and a well appointed Bathroom. **Bedroom One 3.7m x 3.0m widening to 4.0m** overlooks the front, **Bedroom Two 3.6m x 2.0m** has been used by the current vendor as a Sitting Room as the roof space is accessed via a ladder and utilised as a bedroom, albeit it does not comply to building regulations and therefore cannot be marketed as a Bedroom. There is a Velux window and a pitched ceiling with 1.7m maximum central ceiling height. The well appointed **Bathroom** includes a free standing roll top bath with floor mounted swan neck mixer tap with shower attachment. There is a separate shower enclosure fitted with a Vado Shower





system, pedestal wash hand basin, low level WC, heated towel rail and a tiled floor.

### Externally

The property is accessed off a shared private tarmacadam driveway which gives access to a gravelled parking area to the front of the property with a capacity of providing two car parking spaces. Off the driveway there is a storage area. To the rear of the property there is an attractive enclosed secluded South West facing secluded garden, this has been designed for low maintenance purposes and principally paved incorporating raised stocked borders retained with sleepers. A hot tub is included within the sale and off the garden the client has created a versatile outdoor covered **Entertaining Area 4.4m x 1.7m** with fitted bar, exposed reclaimed timber floor with light and power.

### Directions

From the centre of Norley village with Norley stores on your left hand side proceed along School Bank turning left shortly after into West View Road and the property will be found on the right hand side.

### Services (Not tested)/Tenure

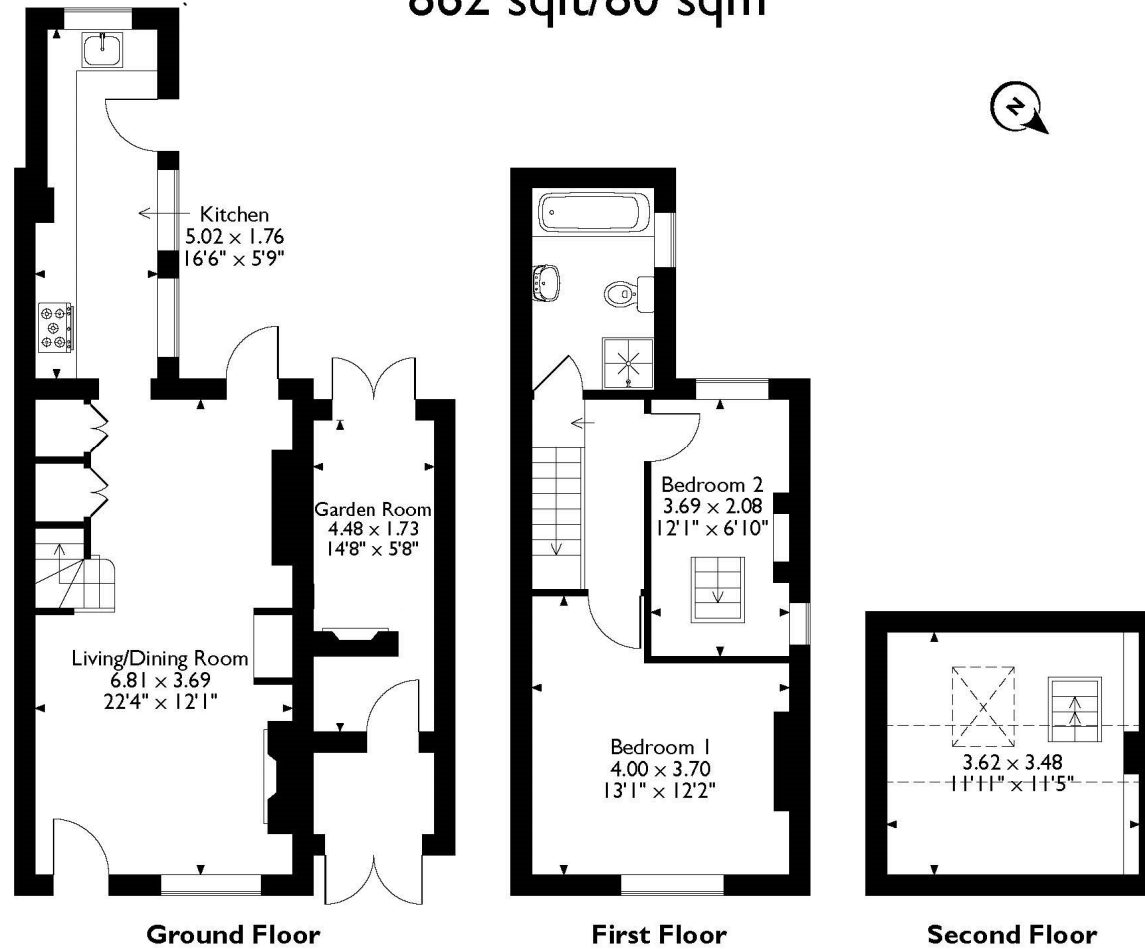
Mains Water, Electricity, Gas Fired Central Heating, Mains drainage/Freehold.

### Viewings

Strictly by appointment with Cheshire Lamont Tarporley.



# Approximate Gross Internal Area 862 sqft/80 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.

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