



10 The Paddock, Tarporley



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Tarporley, Cw6 0BT

A well-proportioned and Detached Four Bedroom Family Home benefiting from a secluded rear garden and garden room extension conveniently situated within walking distance of Tarporley High Street.

- Reception Hall with storage cupboard, Living Room, Dining Room opening into Garden Room extension, Kitchen Breakfast Room, Cloakroom and former integral Garage providing storage.
- Four bedrooms, En-suite Bathroom and Family Bathroom.
- Tarmacadam driveway providing parking to the front of a Garage (which has been partly converted to provide a Cloakroom), attractive well stocked secluded gardens principally laid to lawn incorporating paved Sitting/Entertaining Areas.
- Conveniently situated within walking distance of Tarporley High Street and the local schools.

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 center in one direction and Crewe via Nantwich in the other. The village is located within the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

Accommodation

A part-glazed wooden front door opens into a **Reception Hallway** with oak flooring and a useful storage cupboard. Leading through into the good sized **Living Room 5.8m x 5.0m** which features an electric fire with stone mantle and surround, a large double glazed window to the front elevation, oak flooring and a spindle staircase to the first floor. A door opens into the **Dining Room 3.0m x 2.9m** which has been extended to create a delightful open-plan living area with oak flooring, space for family dining table, wall-mounted radiator and **Family Sitting Area** with French Doors to a paved patio. The **Kitchen Breakfast Room 6.1m x 3.5m** offers a range of wall and floor mounted units, built-in double Bosch oven, four ring hob with extractor above, built-in fridge freezer, space and plumbing for a dishwasher, washing machine and tumble dryer, double bowl sink,



space for family dining table and door to rear garden. A door opens to the **Cloakroom** with low level W/C, pedestal wash hand basin, partially opaque window to the side elevation. To the front of the property, the former single garage provides a large **Store Room** with concrete floor, wooden up-and-over door and Worcester boiler.

To the first floor, there are Four Bedrooms, a Family Bathroom and landing area with airing cupboard and loft access. **Bedroom One 3.8m x 3.7m** is a double room benefiting from a large double glazed window to the front elevation, carpeted flooring and a wall-mounted radiator. **Bedroom Two 3.6m x 2.9m** is another double room offering an **En-Suite Shower Room** with WC, fully enclosed electric shower with tiled surround, pedestal wash hand basin and extractor. **Bedroom Three 3.9m x 3.1m** has a double glazed window to the rear elevation and wall-mounted radiator. **Bedroom Four 2.5m x 2.4m** is a single bedroom with bulkhead storage and double glazed window to the front elevation. The **Family Bathroom** offers a fully enclosed electric shower with tiled-surround, dual-flush WC, dual pedestal wash hand basin, recessed bath with tiled surround and shower-hose fitting and laminate flooring.

Externally

The frontage of the property is secluded by mature hedging and a tarmacadam driveway provides parking for several cars with access to the **Store Room**. A side gate leads to the rear garden which benefits from established hedging and fencing providing privacy. Patio area provide ample seating and hosting space and there is also a raised lawn.

Directions

Proceed down the high street turning left immediately after the petrol filling station onto Eaton road. Follow Eaton road for approximately 200 meters to its junction with Bowmere Road, turn right and the property will be found on the right hand side.

Services (Not tested)/Tenure

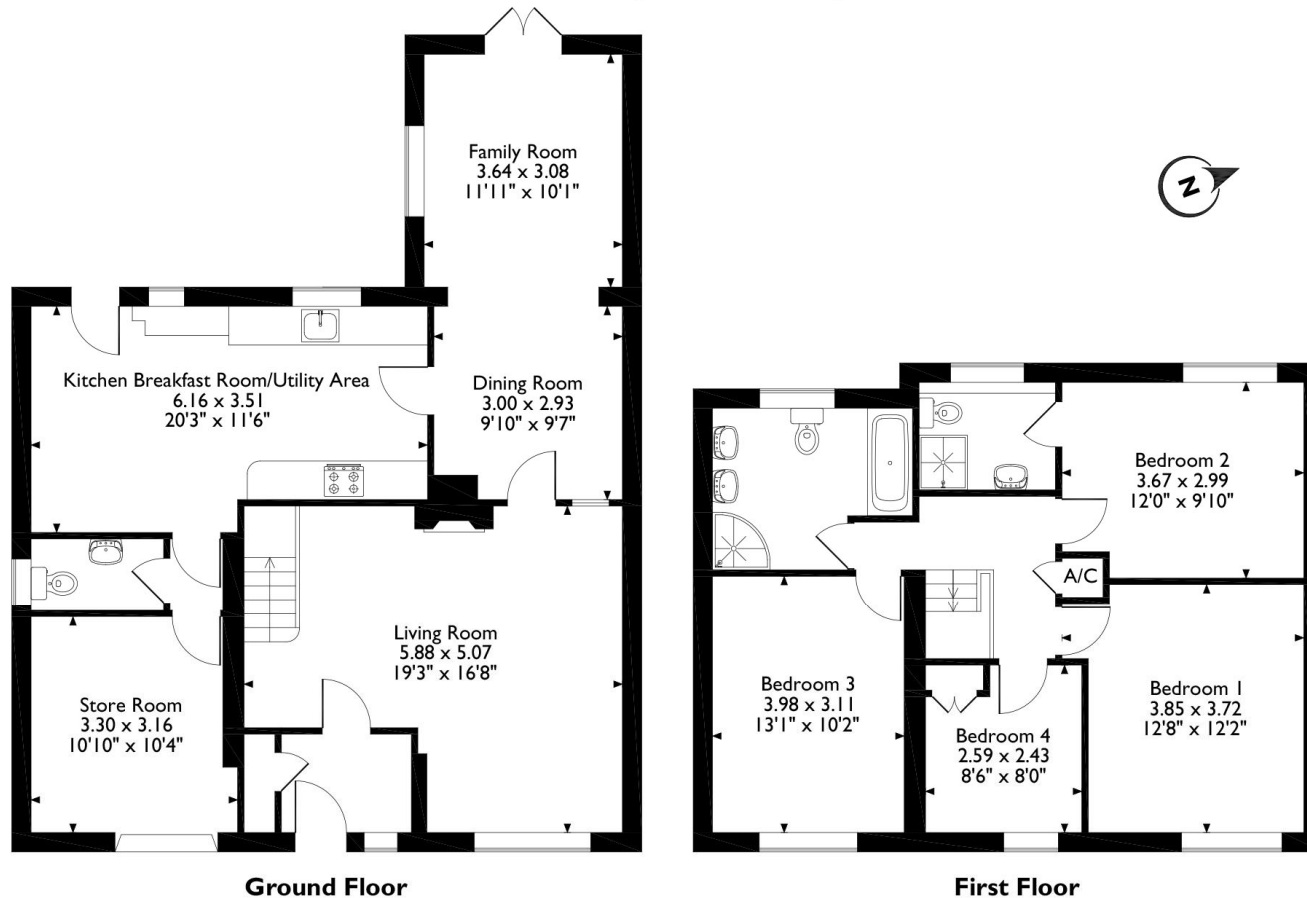
Mains Water, Electricity, Gas Fired Central Heating, Drainage/Freehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.



Approximate Gross Internal Area 1614 sqft/150 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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