



Detached Family Home With NO ONWARD CHAIN

4 Bedrooms (1 En-Suite)

Enviably Location Facing Landscaped Conservation Area

Immaculately Presented Throughout

Spacious Detached Double Garage

EXTENDED at the rear

**1 Lynchet Road
Malpas SY14 8EW**

Offers in the Region Of £415,000



You could be forgiven for thinking that this is still the show home and to say that it is immaculately presented is probably an understatement.....

This may have something to do with the fact that no children have ever resided here and that all visitors are asked to remove their shoes (which of course is a good thing, as one day those lovely carpets could be yours!).

Of course, the joy of buying this house, as opposed to a brand-new version, is the fact that everything is finished and ready to go, including fitted carpets, window blinds, well stocked, colourful gardens and tasteful decoration throughout.

However, the piece de resistance here is the location. This house is positioned on the edge of the development, overlooking landscaped conservation land and has the great advantage of not being directly overlooked.

It is located just beyond Malpas village centre (only a few minutes walk), which benefits from fine restaurants, traditional pubs, local boutique shops and convenience stores, plus doctors and a dental practice. It is within the catchment area for the highly acclaimed Bishop Heber High School and is within easy reach of Shropshire and North Wales. Chester is approximately 12 miles and Wrexham around 10 miles.

An internal inspection is highly recommended and we doubt you will be disappointed.

Even the large, detached garage is immaculate and seems far too grand to house a car! It has been adapted by the current owners to provide a variety of spaces and it would no doubt even lend itself to a home/office workplace, if required. However, the internal stud partition walls could easily be removed and it could be reverted to its original intended use to house vehicles, if required.

The property benefits from a very private garden.

Services

Mains water, gas, electricity and drainage.

Central Heating

Potterton gas central heating boiler supplying radiators and hot water.

Tenure

Freehold.

Council Tax

Cheshire West and Chester Council - Tax Band E.

Service Charge

Once the main road to the entire development is made up and adopted by the Local Authority, the property will be subject to an annual service charge.

Agents Note

Check mobile and broadband speed on [Mobile and Broadband checker - Ofcom](#)

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



GROUND FLOOR

Canopied Entrance Porch

Coach light.

Entrance Hall 12' 8" x 6' 11" max (3.86m x 2.11m max) *narrowing to 4' 9" (1.45m)* Burglar alarm control panel, radiator and staircase to first floor.

Spacious Lounge

18' 4" x 14' 0" (5.58m x 4.26m)
Extensive range of fitted storage units for CD's, DVD's, books etc. and display shelves with cupboards below, built-in cupboard, 2 radiators and french double doors leading to rear garden.

Kitchen/Diner 18' 3" x 12' 4" max (5.56m x 3.76m max) *narrowing to 10' (3.05m)* Stainless steel sink and drainer inset in range of worktops with drawers, cupboards and integral dishwasher below, 5 ring gas hob with glazed splashback, and illuminated extractor hood above, split level cooker comprising electric double oven and grill, integral upright fridge/freezer, wall cupboards (one housing the Potterton gas central heating boiler), recessed ceiling spotlights to kitchen area, ceramic tiled floor, contemporary radiator and range of overhead wall storage cupboards to the dining area.

Inner Hall

Radiator and leading to: -

Utility/Boot Room Area

9' 1" x 8' 11" (2.77m x 2.72m)
Worktop with storage and plumbing for washing machine below, useful range of quality, full height storage cupboards and external door leading to the rear garden via a **COVERED REAR PORCH**.

Cloakroom

8' 10" x 3' 3" (2.69m x 0.99m)
Wash hand basin inset in vanity unit with cupboards below, close coupled WC, extractor fan and radiator.

FIRST FLOOR

Landing

9' 10" x 3' 8" (2.99m x 1.12m)
Loft access hatch. Airing cupboard with pressurised hot water cylinder.

Master Bedroom

13' 0" x 10' 1" (3.96m x 3.07m)
Triple sliding mirror door wardrobes and radiator.

En-Suite Shower Room

6' 8" x 5' 1" (2.03m x 1.55m)
Shower cubicle with mains mixer shower unit, wall hung wash hand basin and close coupled WC. Recessed ceiling spotlights, extractor fan, ceramic tiled floor, shaver socket and chrome heated towel rail/radiator.

Bedroom2

11' 0" x 10' 0" (3.35m x 3.05m)
Radiator.

Bedroom 3

11' 0" x 8' 1" (3.35m x 2.46m)
Radiator

Bedroom 4

7' 11" x 7' 10" (2.41m x 2.39m)
Radiator.

Family Bathroom

6' 10" x 6' 2" (2.08m x 1.88m)
Panelled bath with mains mixer shower attachment above and glazed shower screen, wall hung wash hand basin and WC. Part tiled walls, ceramic tiled floor, recessed ceiling spotlights, extractor fan and heated chrome towel rail/radiator.

OUTSIDE

Wide tarmac driveway with ample parking for several vehicles and leading to: -

Detached Double Garage

20' 9" x 20' 1" (6.32m x 6.12m)
2 metal up-and-over doors, extensive lighting, power, 2 double glazed Velux roof skylight windows, separate burglar alarm system and plastered and painted main walls. In addition, there are (removable) stud partition walls, creating the following spaces within the main structure: -

Workshop

10' 6" x 8' 5" (3.20m x 2.56m)

Gym

9' 11" x 8' 4" (3.02m x 2.54m)

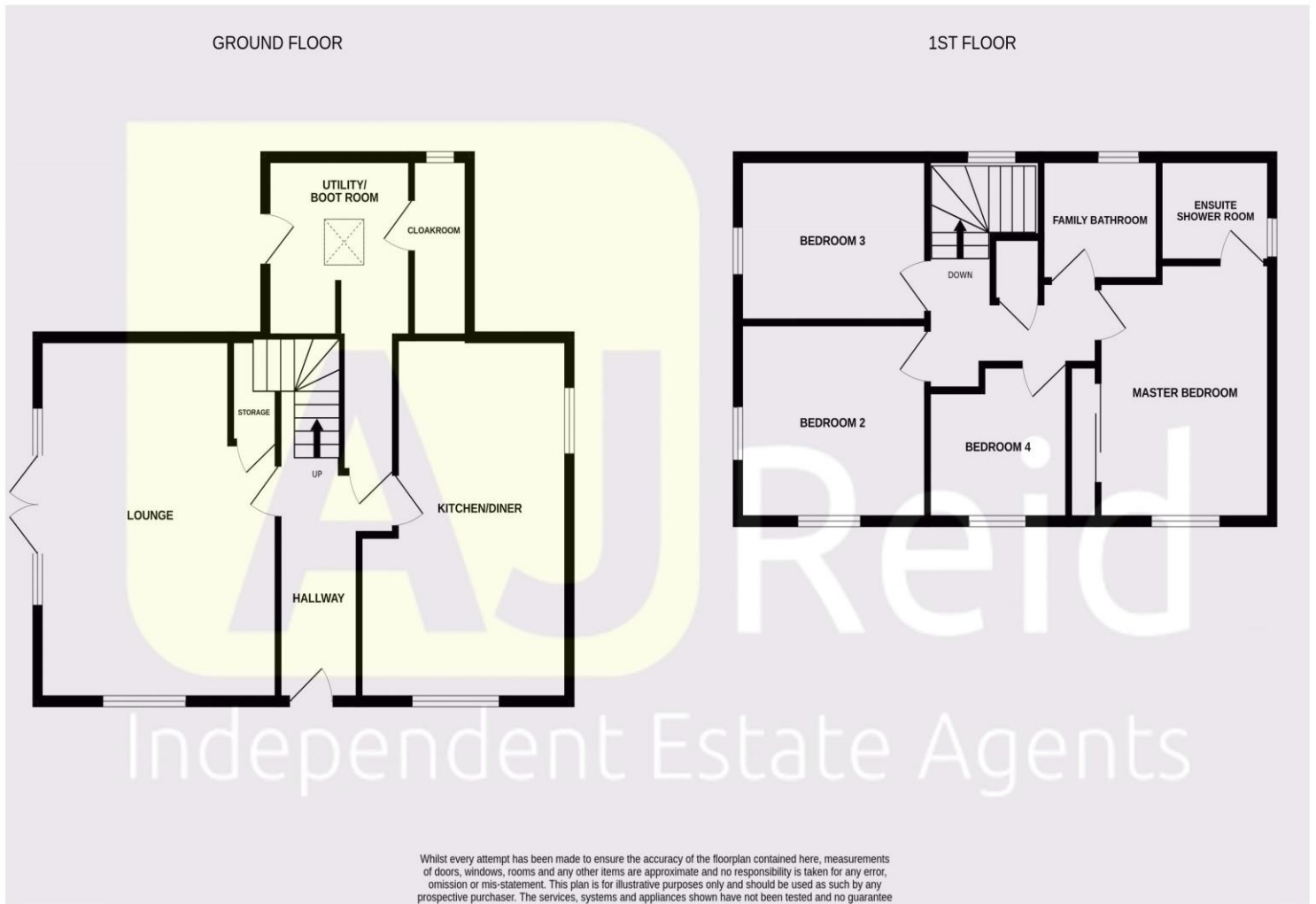
Playroom/Office

20' 9" x 11' 3" (6.32m x 3.43m)

There are well stocked shrub beds to the front and side of the house, with a multitude of bushes, shrubs and spring bulbs.

Enclosed side garden laid to lawn with well stocked borders, having a variety of bushes and shrubs. Paved patio and path with gravelled seating area and leading to further paved patio and pergola. External power sockets, cold water tap, lighting and picket style low gate leading to a further, part walled small rear garden area with shrub bed.

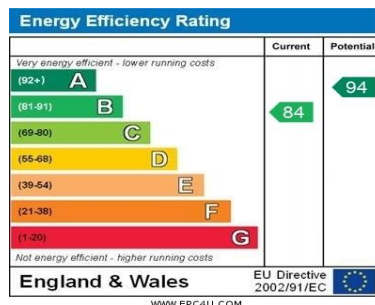
Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: From Whitchurch, head north along A41 through Grindley Brook, signposted for Chester. Follow this road for just under 4 miles and at the Hampton roundabout, take the first exit, signposted for Malpas. Follow B5069 into Malpas itself, continuing along Chester Road, past Bishop Heber High School (on the right) and turn left into Lynchet Road. The property is the first house on the left hand side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



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