



Beautifully Presented, Spacious Family Home

Refitted Kitchen, En-Suite & Bathroom

Gardens To 3 Sides

Quiet End Of Cul-De-Sac Location

3 Reception Rooms & 4 Double Bedrooms

Recently Modernised Throughout

36 Cholmondeley Rise
No Mans Heath, Malpas SY14 8DD

Offers in the Region Of £425,000



The first adjective that springs to mind, when describing this spacious family home is **"FABULOUS!"**

The current owners have spared no expense transforming this previously neglected property into the lovely house that we see today, which has been updated to 'show home' standards! Apart from refitting the kitchen, family bathroom and en-suite, other improvements include the use of Crittall glass sliding doors to many rooms, timber panel wall features, landscaped gardens, touch pad controls for heating, lights, cameras and alarm, a HIVE thermostat added to the Worcester gas boiler and a superfast broadband installation. It has been re-decorated throughout and is ready for immediate occupation with the benefit of minimum additional expense - yes, it really is that good!

The sheer joy of living at the end of a cul-de-sac is that you get very few passers-by, thus ensuring maximum privacy and little disruption from passing vehicles. Of course, the added bonus with this lovely family home is the generous plot, with well stocked landscaped gardens to 3 sides, that are not directly overlooked.

It was originally built with a double garage (and could easily be reverted as such), although the current owners decided to convert one side to a useful boot room/utility and a snug. So, what we now have are 3 separate reception rooms on the ground floor, in addition to the good sized kitchen/breakfast room. Upstairs, all four bedrooms are 'doubles', the spacious master bedroom having an en-suite shower room.

It is not difficult to see the attraction of No Mans Heath. The village has fast road links to the nearby market town of Whitchurch in the south and the city of Chester to the north. There is a real sense of 'community' living here and it is served by its own shop with post office, whilst there is very pretty surrounding countryside with the foothills of Wales to the west.

Another big plus point is the fact that it is within the catchment area for the highly acclaimed Bishop Heber High School, located in nearby Malpas.

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

Services

Mains water, gas, electricity and drainage.

Central Heating

Gas fired boiler supplying radiators and hot water.

Tenure

Freehold.

Council Tax

Cheshire West and Chester Council – Tax Band E.

Agents Note

Check broadband speed and mobile phone signal 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

Storm Porch

Spacious Entrance Hall 17' 9" x 5' 9" (5.41m x 1.75m)

Oak timber flooring, corniced ceiling, radiator and staircase to first floor with timber wall panelling and large recess below.

Cloakroom 4' 3" x 2' 10" (1.29m x 0.86m)

Wash hand basin and close coupled WC. Radiator, timber wall panelling and 'driftwood' style shelves.

Lounge 17' 11" max x 11' 5" (5.46m max x 3.48m)

Front facing bay window, oak timber flooring, radiator, corniced ceiling, feature fireplace with marble interior and hearth and incorporating living flame gas fire.

Dining Room 13' 0" x 9' 4" (3.96m x 2.84m)

Oak timber flooring, corniced ceiling, radiator and sliding patio doors to rear garden.

Snug 9' 4" x 8' 1" (2.84m x 2.46m) and 6' 11" x 3' 7" (2.11m x 1.09m) Tiled floor and radiator.

Boot Room/Utility 6' 5" max x 4' 2" (1.95m max x 1.27m)

Tiled floor, plumbing for washing machine with space for tumble dryer above, full height storage/broom cupboard and part timber panelled wall. Internal connecting door from garage.

Refitted Kitchen/Breakfast Room 16' 4" x 9' 7" (4.97m x 2.92m)

Sink and drainer inset in solid oak worktop with cupboards, plumbing for dishwasher, wine rack and wine chiller below, further base units and wall cupboards, 4 ring electric induction ceramic hob having electric oven and grill below, glazed splashback and illuminated extractor hood above, integral upright fridge/freezer, large island unit with solid oak worktop/breakfast bar having drawers, cupboards and shelves below, slate wall tiles, tiled floor, wide 'driftwood' style shelf and double doors leading to rear garden.

FIRST FLOOR

Spacious Landing 12' 0" x 9' 7" (3.65m x 2.92m)

Loft hatch, radiator and airing cupboard with insulated hot water cylinder and immersion heater.

Master Bedroom 17' 5" max x 11' 5" (5.30m max x 3.48m)

Front facing bay window, triple sliding mirror door wardrobes, exposed timber floorboards, radiator and feature timber panelling to one wall.

Refitted En-Suite Shower Room 6' 7" x 5' 10" (2.01m x 1.78m)

Shower cubicle with mains mixer shower unit having rainfall shower head, plus separate handheld attachment, wash hand basin on solid oak topped vanity unit with cupboards below, close coupled WC, wall light point, extractor fan, shaver socket, illuminated wall mirror and radiator.

Bedroom 2 11' 7" x 9' 1" (3.53m x 2.77m)

Double sliding mirror door wardrobes, fitted desk with display shelves above, timber wall panelling and radiator.

Bedroom 3 9' 10" x 8' 10" (2.99m x 2.69m)

Triple sliding mirror door wardrobes, exposed timber floorboards and radiator.

Bedroom 4 10' 5" x 8' 2" (3.17m x 2.49m)

Double sliding mirror door wardrobes, exposed timber floorboards and radiator.

Refitted Family Bathroom 7' 7" x 6' 6" (2.31m x 1.98m)

L-Shaped panelled bath with mains mixer shower unit having rainfall shower head plus separate handheld attachment, glazed shower screen. contemporary wash hand basin, close coupled WC, part tiled walls, heated towel rail, shaver socket, recessed ceiling spotlights and illuminated wall mirror.

OUTSIDE

Tarmac driveway with parking for 4 cars leads to the **single garage 16' 9" x 7' 10" (5.10m x 2.39m)** Light, power, metal up-and-over door and wall mounted Worcester gas boiler.

Lawned front garden with mature fig tree.

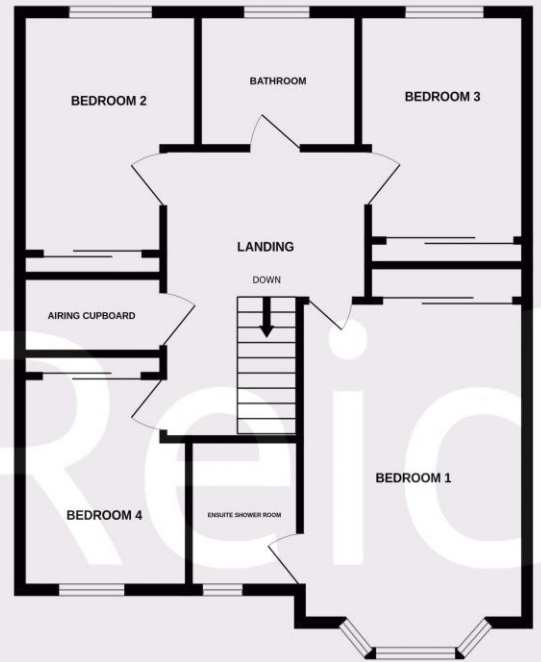
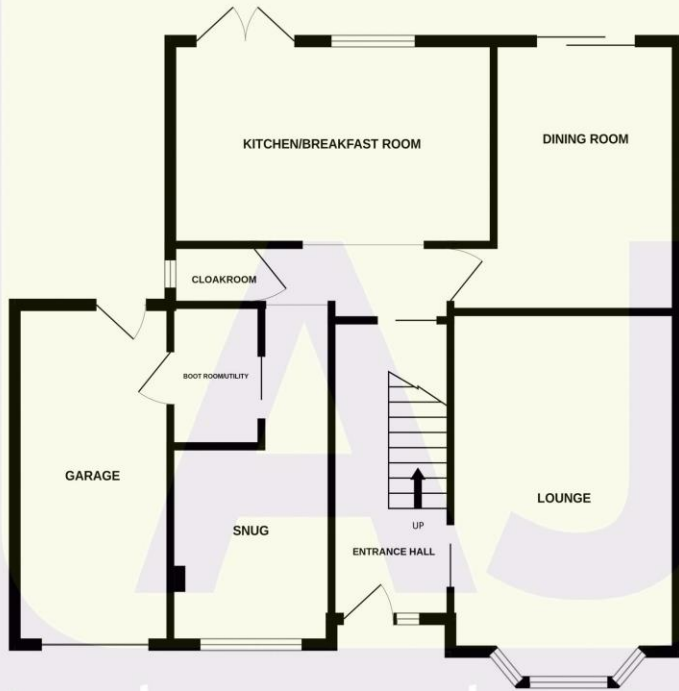
Enclosed rear garden laid to lawn and having timber garden deck plus raised borders. Further large, raised covered **seating/leisure area** on raised timber deck with trellis panels for added privacy.

Large side garden with paved patio and leading to: -

Large wedge-shaped enclosed front/side garden with timber pergola having overhead sun shade and curtains set on feature paving, recently planted laurel hedge, further mature hedges and trees with wide timber swing seat. Outdoor kitchen with worktops and built-in cool box.

GROUND FLOOR

1ST FLOOR

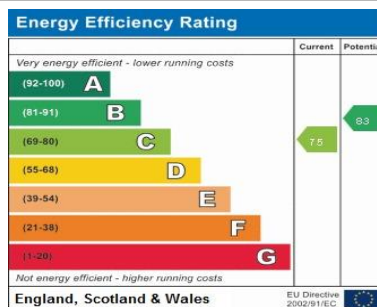


Independent Estate Agents

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: Leave Whitchurch on B5395 Chester Road and at the large roundabout with the bypass, proceed straight over onto the A41, signposted for Chester. Follow this road for just over 3.5 miles, proceeding through Grindley Brook and Tushingham and turn left onto Bickley Lane, signposted for Malpas and No Man's Heath. At the mini roundabout turn left, first right into Back Lane and next right into Cholmondeley Rise.

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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