



Beautifully Presented Family Home

4 Bedrooms (2 En-Suite)

Well Appointed Open Plan Kitchen/Diner

Facing Field, With View Of The Church

Lovely Light & Airy Garden Room

Catchment Area For Bishop Heber High School

**4 Hughes Lane
Malpas SY14 7FB**

Offers in the Region Of £425,000



Three words sum up this extremely well-presented family home - "light and airy". This is no doubt helped by the fact that it is not overlooked and it faces St Oswald's church spire over the field.

The current owners have also enlarged the house by adding a fabulous garden room with glazed atrium style roof and tri-fold doors that allow the light to flood in - you can even sunbathe on the sofa with the doors open - bliss!

Depenbech Rise is an exclusive development of just 60 properties and an internal inspection of this super family home is strongly recommended. The development is served by footpaths which link to further safe pedestrian walkways leading to fields and open space with fabulous views across rolling countryside. It is located deep in the south Cheshire countryside, just beyond Malpas village centre (just 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.

The house boasts a spacious hall and landing, there are 4 bedrooms, 2 of which have en-suite shower rooms, whilst the well-equipped kitchen/diner has a range of fitted appliances, plus a small utility area leading off. Outside, the rear garden is a sun trap, it is enclosed for the safety of children and pets and al-fresco dining is a must under the covered open fronted timber seating area.

Finally, it is worth noting that the energy rating for this house is band B, so it should not cost a fortune to run.

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](#)

Service Charge

There is an annual service of £336.60, payable quarterly (£84.15) for maintenance of common areas.

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 14' 7" x 6' 3" (4.44m x 1.90m)

Staircase to first floor with built-in storage cupboard below, recessed ceiling spotlights and radiator.

Cloakroom 5' 11" x 4' 2" (1.80m x 1.27m)

Wash hand basin inset in vanity unit with cupboard below, and close coupled WC. Recessed ceiling spotlights, extractor fan and radiator.

Lounge 16' 6" into bay x 11' 5" (5.03m into bay x 3.48m)

Front facing rectangular bay window and radiator.

Open Plan Kitchen/Diner/Garden Room comprising: -

Kitchen/Diner 26' 10" x 11' 11" (8.17m x 3.63m)

narrowing to 8' 10" (2.69m)

One and a half bowl sink and drainer inset in range of worktops with drawers, cupboards and integral dishwasher below and incorporating 4 ring gas hob with illuminated extractor hood above and split level cooker comprising electric oven and grill with fitted microwave above, integral tall fridge and freezer, wall cupboards with lighting below, breakfast bar with lighting above, recessed ceiling spotlights, part tiled walls and 2 radiators. Leads to: -

Garden Room 11' 11" x 10' 2" (3.63m x 3.10m)

A light and airy room with tri-fold doors leading to the rear garden, plus further full height windows, impressive atrium style glazed roof, feature wall mounted contemporary electric flicker flame fire, recessed ceiling spotlights and 2 tall contemporary radiators.

Utility Room 7' 1" x 4' 8" (2.16m x 1.42m)

An irregular shaped room with open shelving, suitable for storage of appliances including plumbing for washing machine and tumble dryer.

FIRST FLOOR

Spacious Landing 8' 9" x 11' 1" (2.66m x 3.38m)

narrowing to 7' 1" (2.16m) Built-in cupboard with hanging rail, radiator and airing cupboard with slatted linen shelves.

Master Bedroom 13' 0" x 11' 5" (3.96m x 3.48m)

Built-in cupboard over stairs, radiator and **walk-in wardrobe** 5' 10" x 4' 7" (1.78m x 1.40m) with window.

En-Suite Shower Room 7' 7" x 5' 8" (2.31m x 1.73m)

Shower cubicle with mains mixer shower unit, wash hand basin and WC inset in vanity unit with cupboards below, shaver socket, recessed ceiling spotlight, extractor fan and heated towel rail.

Inner Lobby off landing leading to: -

Bedroom 2 11' 1" x 8' 10" (3.38m x 2.69m)

Sliding mirror double-door wardrobe and radiator.

En-Suite Shower Room 2 6' 11" max x 4' 5" (2.11m max x 1.35m)

Shower cubicle with mains mixer shower unit, wash hand basin and WC inset in vanity unit with cupboards below, recessed ceiling spotlights, extractor fan and heated towel rail.

Bedroom 3 10' 10" x 9' 5" (3.30m x 2.87m)

plus recess for wardrobe. Radiator.

Bedroom 4 8' 11" x 7' 7" (2.72m x 2.31m)

Radiator.

Family Bathroom 7' 9" x 5' 6" (2.36m x 1.68m)

Panelled bath with mixer tap and shower attachment, glazed shower screen, wash hand basin and WC inset in vanity with cupboards below, recessed ceiling spotlights, extractor fan and heated chrome towel rail.

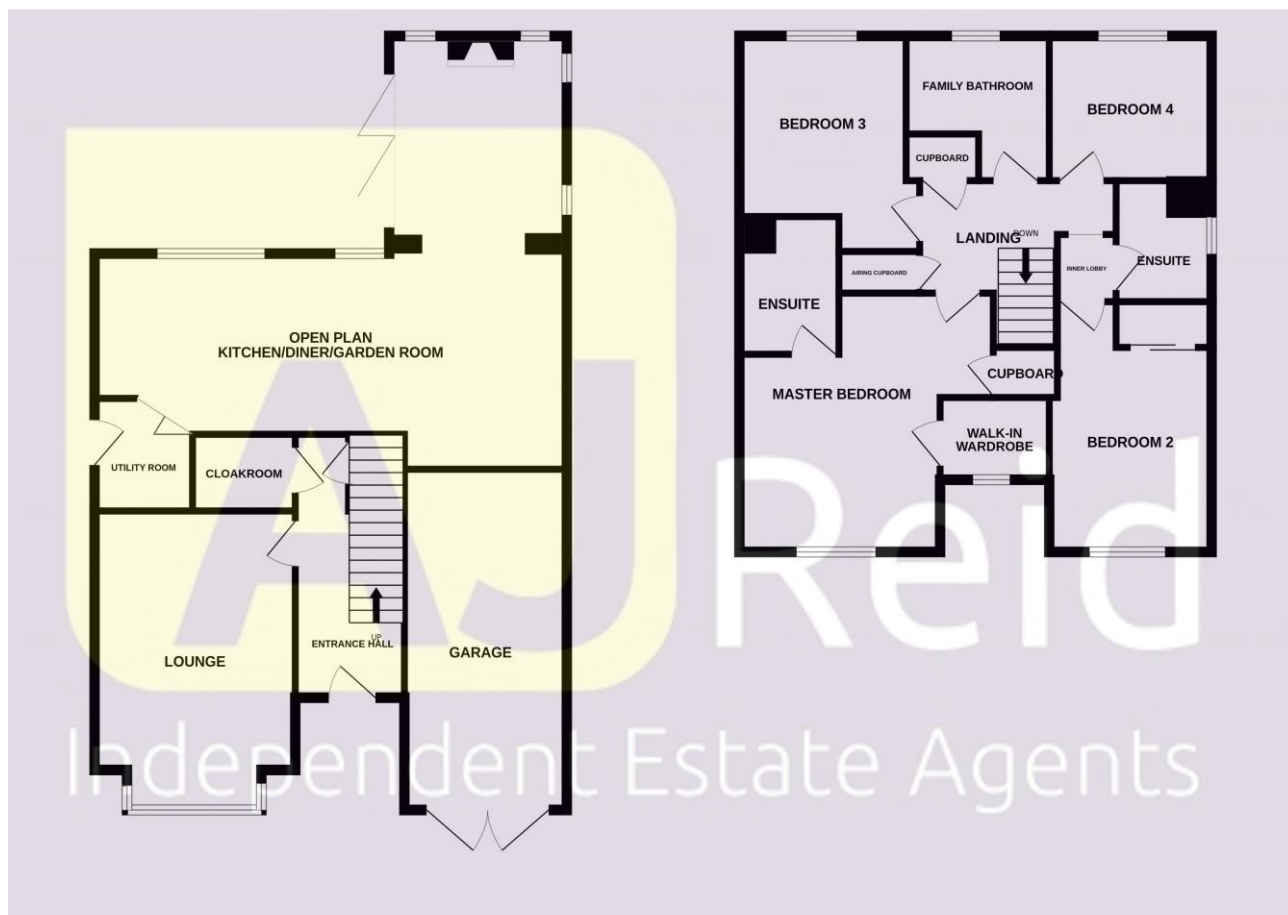
OUTSIDE

Tarmac driveway leads to the SINGLE GARAGE with light, power, plastered walls and metal up-and-over door.

Outside electric car hook-up point.

Easily managed lawned front garden having ornamental tree and low hedgerow.

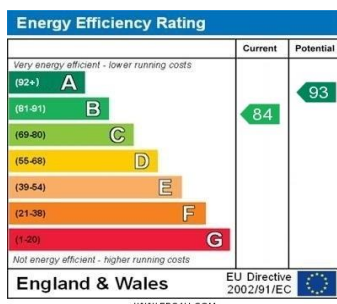
Enclosed rear garden laid to lawn with mature bushes, shrubs and 2 timber decked seating areas. Feature bed with slate chippings, subtle lighting and leading to a timber **Open Fronted Covered sheltered seating area** 9' 9" x 9' 9" (2.97m x 2.97m) with pitched felt tiled roof.



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. Continue along the road into Malpas itself, passing Bishop Heber High School (on the right) and at the T junction, turn right onto High Street/Tilston Road and left onto Hughes Lane. The house is located after a short distance on the right-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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