

**Spacious Detached Family House**

**4 Double Bedrooms (1 En-Suite)**

**Garage Plus Additional Parking At Side Of House**

**Occupies A Large Corner Plot**

**Catchment Area For Bishop Heber High School**

**NO ONWARD CHAIN**

**91 Lynchet Road**  
**Malpas SY14 8EW**

**£400,000**



**The great thing about this spacious family home is that it occupies a corner site, which is one of the largest plots on the development!**

It is especially desirable for those with several cars as there are 2 spaces to the side of the house as well as the single garage and driveway to the front. Not only that, it has the great advantage of not being overlooked from the front as it faces a lawned open area and thus commands a great deal of privacy.

The owners have improved the house by adding corniced ceilings and adding additional wardrobes upstairs, not to mention the feature media wall in the lounge.

Those working from home will no doubt appreciate a useful study and there is a full width, open plan kitchen/diner/family room with french doors opening onto the rear garden. Upstairs, all 4 bedrooms are doubles, the master having a dressing area in addition to the en-suite shower room, whilst the family bathroom has been refitted.

With its 'B' rated energy performance certificate (EPC), it should not cost a fortune to run.

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.

The house 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.

***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**

Chester and Cheshire West 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

### Entrance Hall 14' 4" x 7' 0" (4.37m x 2.13m)

Dado rail, corniced ceiling, radiator and staircase to first floor with storage cupboard below.

### Utility/Cloakroom 6' 8" x 6' 7" (2.03m x 2.01m)

Worktop with cupboards and plumbing for washing machine below, part tiled walls, tiled floor, pedestal wash hand basin, close coupled WC, recessed ceiling spotlights and radiator.

### Study 6' 7" x 6' 7" (2.01m x 2.01m)

Radiator and engineered oak parquet flooring.

### Lounge 16' 7" x 11' 0" (5.05m x 3.35m)

Corniced ceiling, feature media wall with recess for TV etc, contemporary, electric flicker flame fire below and with pebbles and ceramic logs, engineered oak parquet flooring and radiator.

### Kitchen/Diner/Family Room 25' 6" x 10' 11" (7.77m x 3.32m)

Stainless steel sink and drainer inset in rolltop working surfaces with drawers, cupboards and integral dishwasher below, breakfast bar, 5 ring gas hob with illuminated extractor hood above, glazed splashback and split level cooker comprising double oven and grill, wall cupboards (one housing the gas central heating boiler), full height integral fridge/freezer, recessed ceiling spotlights to kitchen area, tiled floor, part tiled walls, 2 radiators and french doors leading to the rear garden.

## FIRST FLOOR

### Landing 11' 2" x 4' 7" (3.40m x 1.40m)

### Master Bedroom 11' 3" x 9' 11" min (3.43m x 3.02m min)

Double door storage cupboards, 2 wall light points, corniced ceiling and radiator.

### En-Suite Dressing Area 7' 10" x 4' 6" max (2.39m x 1.37m max)

Open fronted wardrobes with hanging rails and glazed fronted drawers below, corniced ceiling and radiator.

### En-Suite Shower Room 7' 6" x 4' 6" (2.28m x 1.37m)

Shower cubicle with mains mixer shower unit, pedestal wash hand basin and close coupled WC. Tiled floor, extractor fan and heated towel rail.

### Bedroom 2 10' 1" x 9' 9" (3.07m x 2.97m)

Double door wardrobe, corniced ceiling and radiator.

### Bedroom 3 11' 3" x 8' 0" (3.43m x 2.44m)

Twin double door wardrobes and radiator.

### Bedroom 4 12' 0" x 8' 0" (3.65m x 2.44m)

Corniced ceiling and radiator.

### Refitted Family Bathroom 7' 1" x 6' 2" (2.16m x 1.88m)

Panelled bath with mains mixer hand held shower attachment and glazed shower screen, wash hand basin inset in vanity unit with cupboards below and close coupled WC. Part tiled and part timber panelled walls, tiled floor, extractor fan and contemporary radiator.

## OUTSIDE

Shared tarmac driveway leads to the **SINGLE GARAGE** with light, power, boarded loft, painted floor and metal up-and-over door.

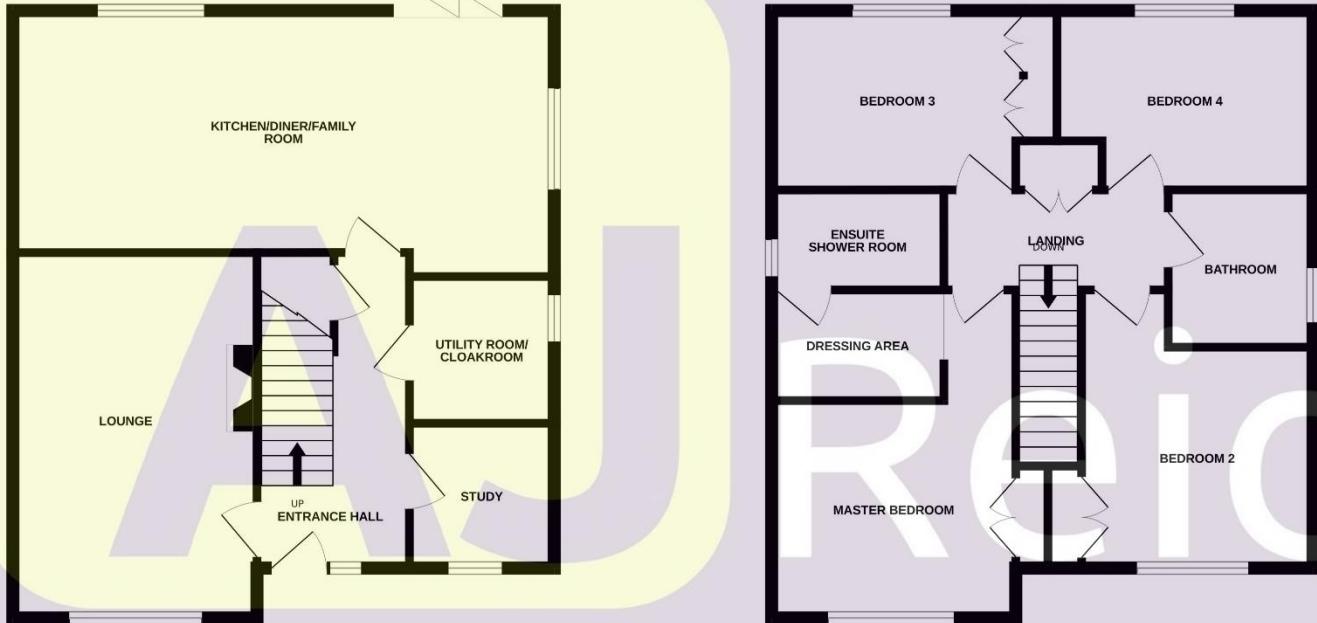
Further double tarmac parking space to the side of the house.

Lawned front and side gardens with low hedge and shrubbery.

Enclosed rear garden laid to lawn, paved patio, lighting, cold water tap and side pedestrian gate.

GROUND FLOOR

1ST FLOOR



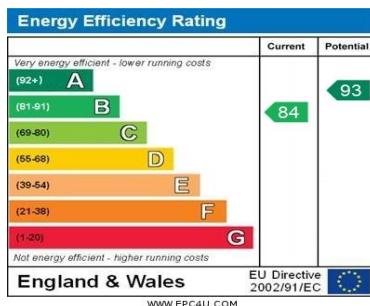
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## Independent Estate Agents

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:** 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 located 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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