



Spacious Family Home

Log Burning Stove In Lounge

Catchment Area For Bishop Heber High School

4 Bedrooms (2 En-Suite)

Well Equipped Kitchen/Diner

Double Width Driveway & Single Garage

28 Lynchet Road
Malpas SY14 8FA

Offers in the Region Of £415,000



Not content with just one en-suite shower room, one of the reasons our client chose this spacious family home is because it has 4 good sized bedrooms with 2 en-suite shower rooms, as well as having a family bathroom!

Downstairs, the comfortable lounge benefits from having a log burning stove installed, meaning that you should be as warm as toast, especially during the winter months. With its 'B' rated energy performance certificate (EPC), it should not cost a fortune to run.

The well equipped kitchen/diner has a range of fitted appliances and includes a breakfast bar in addition to the formal dining area and there is the benefit of a separate utility room and downstairs WC in the cloakroom.

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, Wrexham around 10 miles and Whitchurch about 6 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

Potterton 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

Entrance Hall 13' 2" x 6' 0" (4.01m x 1.83m)

Connecting internal door from garage, radiator and staircase to first floor with built-in storage cupboard below.

Lounge 17' 11" max x 10' 11" (5.46m max x 3.32m)

Clearview log burning stove on slate hearth, 2 radiators and bay window.

Kitchen/Diner 20' 9" x 12' 8" (6.32m x 3.86m)

Stainless steel sink and drainer inset in rolltop working surfaces with drawers, cupboards and integral dishwasher below, 4 ring electric ceramic hob having glazed splashback and illuminated extractor hood above, split level cooker comprising electric double oven and grill, full height cupboards housing the fridge and freezer, french doors leading to rear garden, wall cupboards and recessed ceiling spotlights to kitchen area.

Utility Room 9' 2" x 5' 5" (2.79m x 1.65m)

Stainless steel sink and drainer inset in full length worktop with cupboards, storage and plumbing for washing machine below, wall cupboards (one housing Potterton gas central heating boiler), display shelves, radiator and door to rear garden.

Cloakroom 5' 6" x 3' 4" (1.68m x 1.02m)

Pedestal wash hand basin and close coupled WC. Display shelves, extractor fan and radiator.

FIRST FLOOR

Landing 6' 11" x 6' 7" (2.11m x 2.01m)

Loft access hatch. Airing cupboard with pressurised hot water cylinder.

Master Bedroom 15' 8" max x 11' 8" (4.77m max x 3.55m)

Triple sliding door mirror wardrobes and 2 radiators.

En-Suite Shower Room 6' 10" x 5' 1" (2.08m x 1.55m)

Shower cubicle with mains mixer shower unit, wash hand basin and WC inset in vanity unit with shelf above, illuminated mirror fronted medicine cabinet, electric shaver socket, extractor fan, part tiled walls, tiled floor, recessed ceiling spotlights and heated chrome towel rail.

Bedroom 2 11' 4" x 12' 5" max (3.45m x 3.78m max) narrowing to 8' 11" (2.72m)

Radiator.

En-Suite Shower Room 2 6' 10" x 5' 6" (2.08m x 1.68m)

Shower cubicle with mains mixer shower unit, wash hand basin and WC inset in vanity unit with shelf above, extractor fan, part tiled walls, tiled floor, recessed ceiling spotlights and heated chrome towel rail.

Bedroom 3 10' 4" x 10' 0" (3.15m x 3.05m)

Radiator.

Bedroom 4 9' 0" x 7' 4" (2.74m x 2.23m)

Radiator.

Family Bathroom 6' 10" x 6' 3" (2.08m x 1.90m)

Panelled bath with mixer tap and shower attachment, wash hand basin and WC inset in vanity unit with shelf above, extractor fan, part tiled walls, tiled floor, recessed ceiling spotlights and heated chrome towel rail.

OUTSIDE

Double width tarmac driveway leading to: -

SINGLE GARAGE 17' 6" x 8' 9" (5.33m x 2.66m)

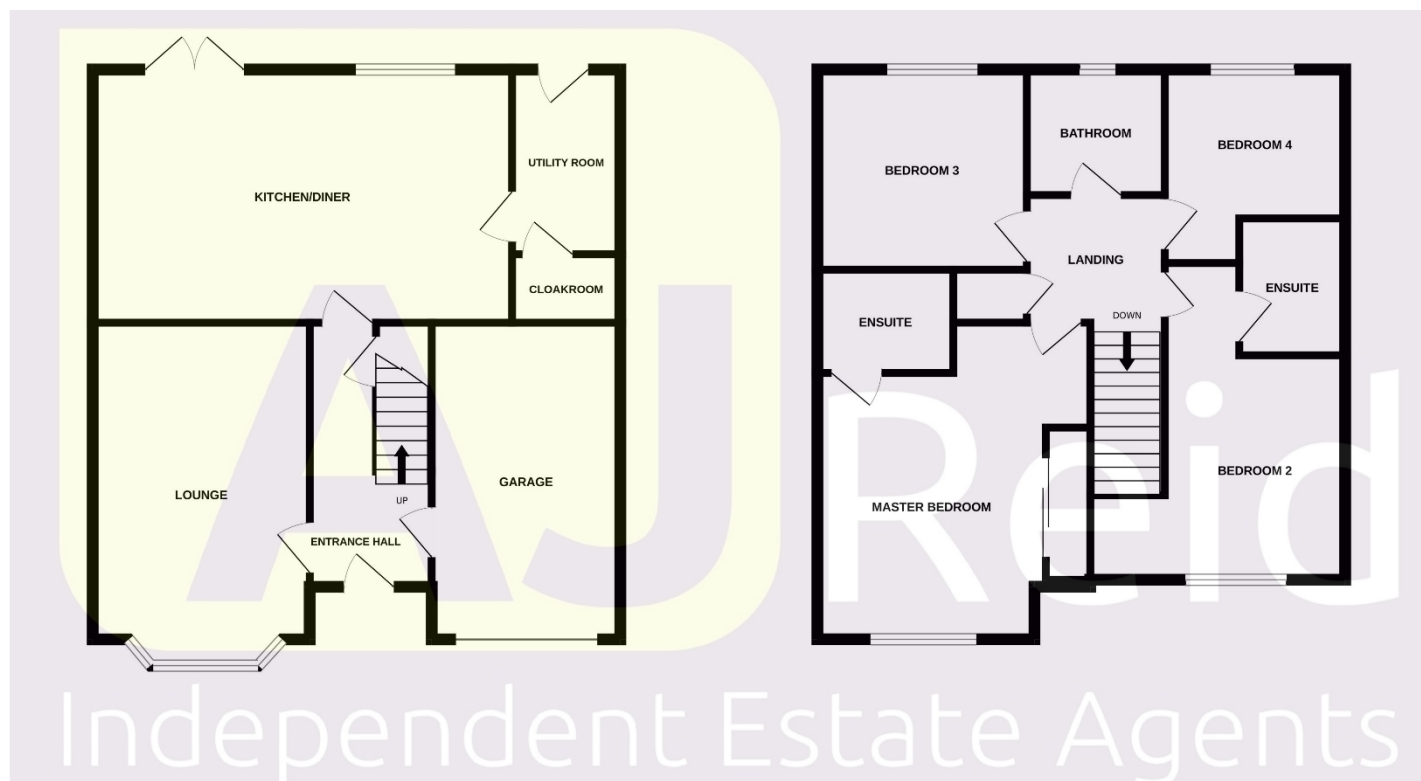
Light, power and metal up-and-over door.

Lawned front garden with bushes, shrubs and ornamental tree.

Enclosed rear garden laid to lawn and having full width paved patio and path leading to covered pergola/paved leisure area, ideal for a hot tub, outside lights and cold water tap.

GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.

1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.

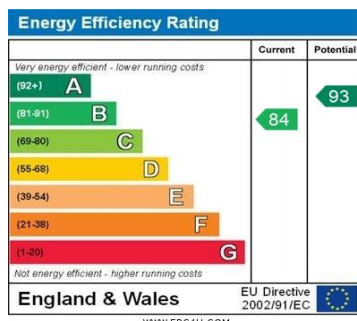


TOTAL FLOOR AREA : 1447 sq.ft. (134.5 sq.m.) approx.

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 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.



Referral Arrangements: We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

