





# Welcome Home



On the edge of Tarporley is this three-storey home built just seven years ago. There's spacious accommodation, a good-sized garden, a double garage and a driveway, and the location is ideal for a family.

Tiresford Close was built by David Wilson Homes in 2017. There are only a handful of houses along this small cul de sac, each looking out onto green space and trees. The owners of no.11 bought from new, drawn to the development due to its proximity to good schooling, and appreciative of the easy upkeep of a newer home. Over the last seven years, it's been a fantastic base for their family.

The layout of the property is perfect for a family, especially on the ground floor. The living room to the left of the hall is particularly generous, allowing for comfy sofas so everyone can spread out. The carpet has been recently replaced and a sleek electric fire installed.

*“The living room is a big, airy room. In winter, you can be all snugly with the fire on. There are patio doors, so it can be open and connected to the garden in summer.”*

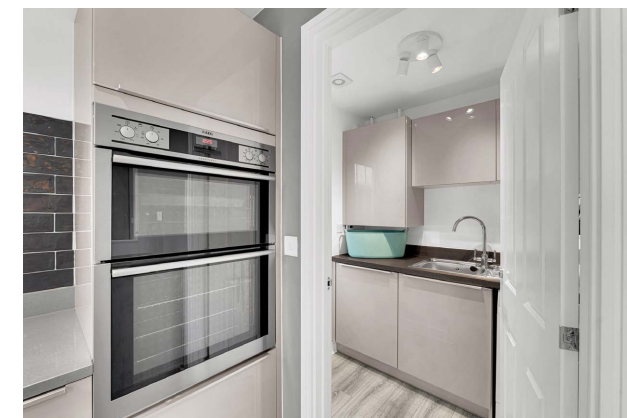




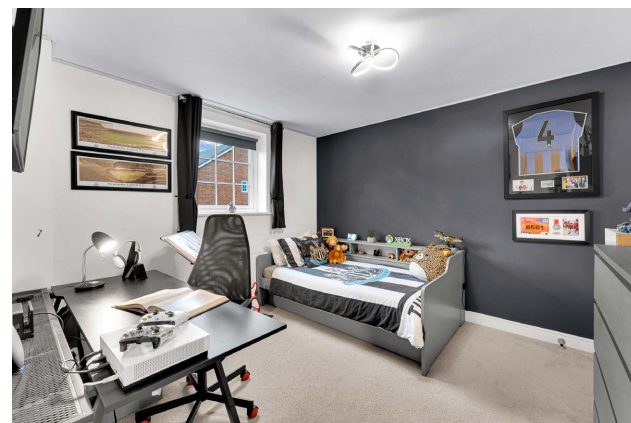
## Family Living

At the back of the house is the spacious, stylish kitchen. It's bright from two skylights in the vaulted ceiling, and there are double doors for getting straight outside for al fresco dining. There's extensive storage to taupe gloss cabinetry, topped with Corian surfacing and with brick-tiled splashbacks. A peninsula gives additional surfacing and casual seating. Integrated appliances include a double oven, a six-ring gas hob, a dishwasher and a wine fridge. There's also a gap for a freestanding American-style fridge/freezer. Although the kitchen is expansive already, owners of the same house type have extended to the rear.

The utility room is fitted in the same style as the kitchen, and this has more storage and surfacing, a secondary sink, an integrated washing machine and space for a tumble dryer, as well as an access door to the side for bringing the washing in and out. Wood-effect flooring continues from the hallway into the kitchen, utility, dining room and cloakroom.







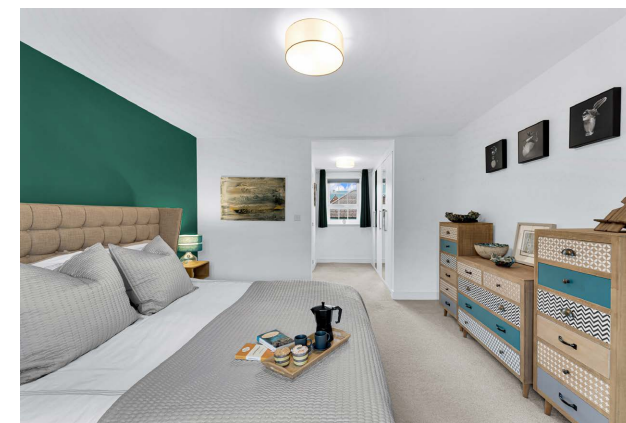
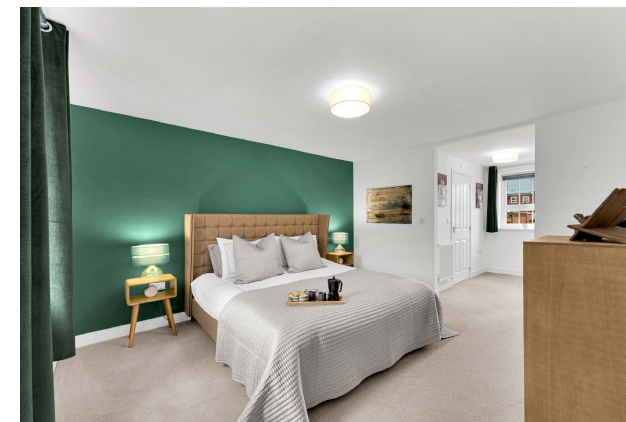
# Versatile Living

The accommodation is set over three storeys, with large living areas on the ground floor, three bedrooms, an en suite and a family bathroom on the first floor, and two bedrooms and a shower room on the top floor.

As well as being well-proportioned, the accommodation on offer is flexible. The reception room at the front of the house is currently used as a formal dining room, but this has been a playroom in the past when the children were younger, and an office when working from home. Older children could have a separate lounge in here, and the room would work well for various hobbies.

The top floor is also versatile. This suite makes a private sanctuary for parents, a dedicated space for guests to stay, or somewhere teenagers can retreat to. One of the bedrooms is being used as an office, making it easier to shut the door on the screen at the end of the day and come downstairs for dinner.

As for storage, the master bedroom has a dressing area with a bank of fitted wardrobes, two bedrooms have a built-in cupboard, and there's further storage to an understairs cupboard in the hall, an airing cupboard on the first-floor landing (housing the hot water tank), and to the loft.







## Gardens, garage & parking

This home strikes the perfect balance between indoor and outdoor space. The garden is low maintenance yet a great size, with a full-width patio for ample garden furniture, and a raised lawn for football, separated by a low wall and neat planting. There's a secluded seating area to the back corner.

To the front, parking is plentiful, with room for four cars on the driveway, two more in the double garage, and further unrestricted parking on the road. Being such a small cul de sac, traffic is minimal. The green, pond and trees on the other side of the road are home to wildlife, and these also afford natural outlooks from the front windows.





# Out and About

The community in and around Tiresford Close is friendly, and the development has both a WhatsApp chat and a Facebook group. From the development, you can reach everything Tarporley has to offer in minutes, from shops and services, to doctors and dentists, to pubs and places to eat. There are sports facilities such as tennis courts, gyms and a golf course, as well as surrounding countryside and local landmarks for beautiful walks. Delamere Forest is just a short drive away.

*“We don’t need to leave the village. You can get everything here. There are loads of events like a Christmas festival and a parade, and the Scouts do bonfire night.”*

For a family, there’s an Ofsted ‘Outstanding’ pre-school, plus primary and secondary schools and a sixth form college, all within a short walk. Independents are easily accessible by car, such as The Grange in nearby Hartford, and Abbey Gate and the King’s and Queen’s schools in Chester. Options for weekend days out are varied, from The Ice Cream Farm to Oulton Park racing circuit.

Connections around Tarporley are excellent, with road networks and rail stations nearby. Tarporley is between Chester and Crewe, with services to Manchester, Liverpool and London.

# Ask the Owners

Where do you go when you need...



## A walk?

The Sandstone Trail, Little Switzerland or Delamere Forest



## A bite to eat?

Terrarium on the High Street



## A day out with the family?

Chester - just a 30 minute drive away



## School?

Tarporley CofE Primary School or Tarporley High School



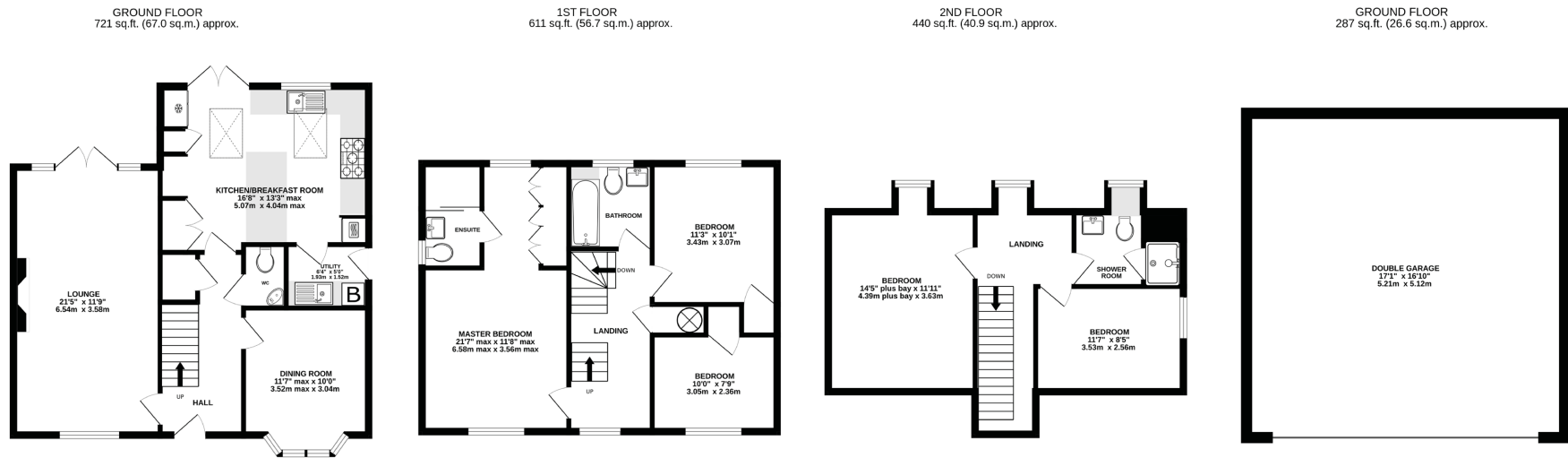
## Groceries?

Co-op or The Hollies on the High Street



## A local pub?

The Swan or The Rising Sun on the High Street



**TOTAL FLOOR AREA: 2059 sq.ft. (191.2 sq.m.) approx.**

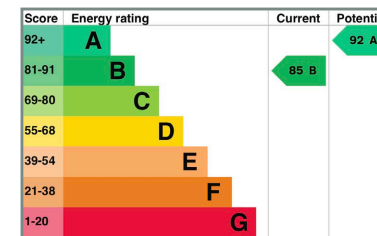
**EXCLUDING GARAGE: 1772 sq.ft. (164.6 sq.m.) approx.**

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

# Specifications

- Quiet, cul de sac location in sought after Tarporley
- 1772 square feet of internal living space
- Spacious, modern layout across three floors
- Family-friendly design
- 5 bedrooms, 3 bathrooms
- Low maintenance garden with patio and secluded seating area
- Short walk from the thriving High Street of Tarporley
- Excellent amenities and commuter/transport links

See Phil's  
Video  
Tour



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Tarporley High Street

Tarporley High School

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Tiresford Close





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