



3 Orchard Close

F R O D S H A M



Sought After Setting

Where the countryside meets with the town, forest walks unfurl from the doorstep at No. 3, Orchard Close, a spacious, warm and welcoming home, in leafy Netherton, one of Frodsham's finest neighbourhoods.

Ideally situated on a quiet, community spirited close with an active WhatsApp group, No. 3, Orchard Close is perfectly placed for families, close to reputable local schools and within walking distance of pubs, restaurants and shops.

Pull up onto the large, in and out, block paved driveway, where there is ample parking for several cars, alongside a car port. Unseen from the quiet close, No. 3 sits behind a fringe of mature trees with billowy, weeping branches and a blossom tree, bedecked in white blooms in springtime.

Modernised and reinvented over the last five years, No. 3, Orchard Close is a home transformed within. Partially rewired, replumbed and reloved, from new radiators and boiler to replacement bathroom and utility room, alongside fresh paintwork and brand-new carpets, every inch of this extended family home has been renewed for 21st century living.



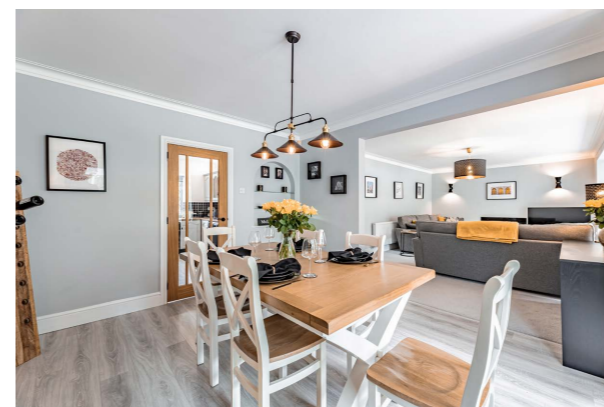


Welcome Home

Enter into the porch, glazed to the front to invite light in, where a traditional door with black studwork opens into the light and airy entrance hallway. Parquet flooring extends underfoot, whilst an updated staircase with refitted balustrades and oak bannisters glides up to the first-floor landing, drawing light down in abundance from the window on the turn.

Ahead and to the left, there is a handy cloakroom, with wash basin and WC, and beyond a large reception room, brimming with light, that currently serves as both a playroom and a home office. Ideal for modern professionals working from home, the office is served by reliable Broadband, whilst to the front, a large window provides inspirational views out to the mature trees in the garden.





Fine Dining

Turning right from the entrance hall, make your way into the updated kitchen, where solid wood cabinetry is painted in soft, natural shades, in contrast to the monochromatic splashback tiling. Furnished with a Bosch dishwasher, sink and oven, there is also space for a freestanding fridge-freezer. Off here there is a utility room, well furnished with storage, with sink and plumbing for a washer and dryer, and also providing access out into the garden.

From the kitchen there is instant access to the dining room, a wonderful space for both formal and informal entertaining, flowing seamlessly on to the lounge beyond.

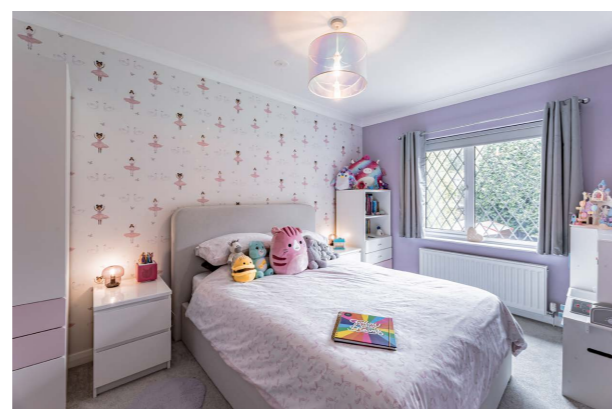
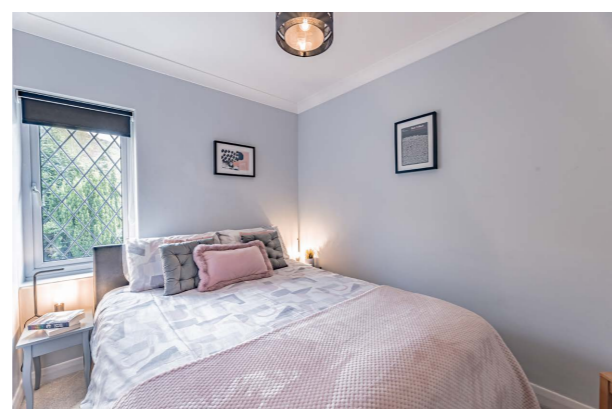
A central hub, the dining room also connects conveniently with the garden room, a peaceful and pleasant space with exposed brick walls and direct access out to the garden. Warmed by central heating, this room offers all season comfort.

Relax and Unwind

Dressed in muted, modern shades of soothing grey, the lounge is a comforting haven. Warmed by a glass-fronted modern gas fire, the room is filled with light from the large windows, looking up, beyond the garden, into the depths of the forest. Lose yourself for a while, admiring the view, glass of wine in hand, or pluck a book from the built-in shelving and leaf through the chapters in the warmth from the sunshine, flowing in through the immensely sized windows.

Natural light streams down the staircase, making your way up, past the window on the turn, to the large first-floor landing, where four spacious double bedrooms await.





Sweet Dreams

Immediately on the right, with pretty views out over the blossom tree and willows in the front garden, discover a large double bedroom with fitted wardrobes.

Next door, the master bedroom is a sublime and spacious sanctuary. Dusty rose walls instil a boutique chic ambience in this spacious bedroom, where there is space for a super-king-size bed and an abundance of storage in the fitted wardrobes. Savour the views out over the rear garden to the woodland.

Continue along the galleried landing to arrive at a third bedroom, decorated in a calming palette of contemporary grey and blush pink. Next door, bedroom four is another delightful double, spacious and with fantastic leafy views.

Refreshment for all the family awaits in the main bathroom, a sizeable room, refitted in the last 24 months and furnished with a large freestanding bath, separate shower with rainfall head and handheld attachment, alongside double wash basins, inset within a vanity unit with two-drawer storage.

Family Time

Basking in the south-facing sunshine, step out from the garden room and onto the walled terrace, spanning the width of the home and superb for alfresco dining and entertaining.

Beyond, steps lead up to two further areas of lawned garden; the front lawn edged in mature, colourful shrubbery, planting and trees, with the upper lawn large enough to accommodate children's games.

Various seating areas offer ample potential to relax and unwind in the sunshine, watching the birds fly overhead.

“We have a number of regular birds visiting us and you can watch birds of prey hover above the garden and forest.”



Out and About

On the cusp of town and countryside, enjoy the best of both worlds at No. 3, Orchard Close. Just off Orchard Close, within a minute's walk you can be in the woodland, the perfect natural playground for children and also great for dog owners.

Within ten minutes' walk, discover Castle Park nearby, another family friendly venue, regularly hosting live music events in the square on the weekends, and also featuring a park, playground and café. Castle Park also has tennis courts, for those looking to sharpen up their serves.

Walk into the village to discover a range of restaurants and pubs including Australian themed Brew and Tucker. Sample the craft beers and listen to some live music at Homebrew Tap or treat the children to pizza at the local Italian.

For coffee and cakes, the Devonshire Bakery – a family run business and café, renowned throughout Cheshire for its scrumptious sausage rolls and bakes – is a must visit.

Thursday in Frodsham, is market day, where you can pick up fresh fish, meat, vegetables and more from the local vendors. Also served by a Morrisons, a hardware store and a Post Office, Frodsham has all you need for everyday living.

Families are well catered for in terms of education, with both primary and secondary schools on the doorstep, whilst commuters are well located in terms of road and rail links, with Frodsham Station services running to Chester, Manchester, Liverpool and Runcorn, where you can pick up trains to London in a journey time of around 1 hour 50 minutes.

Enhance your quality of life with one foot in the countryside and one in the city at No. 3, Orchard Close, and live a rural lifestyle with access to town conveniences and city links in a spacious, modern, light filled home with a tranquility that must be encountered to be appreciated.

** Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering. **

Ask the Owners

Where do you go when you need...



Groceries?

Tesco in Helsby



A walk?

The Sandstone Trail that can be found at the back of the property



A bite to eat?

Main Street Kitchen in Frodsham



A day out with the family?

Chester Zoo



A local pub?

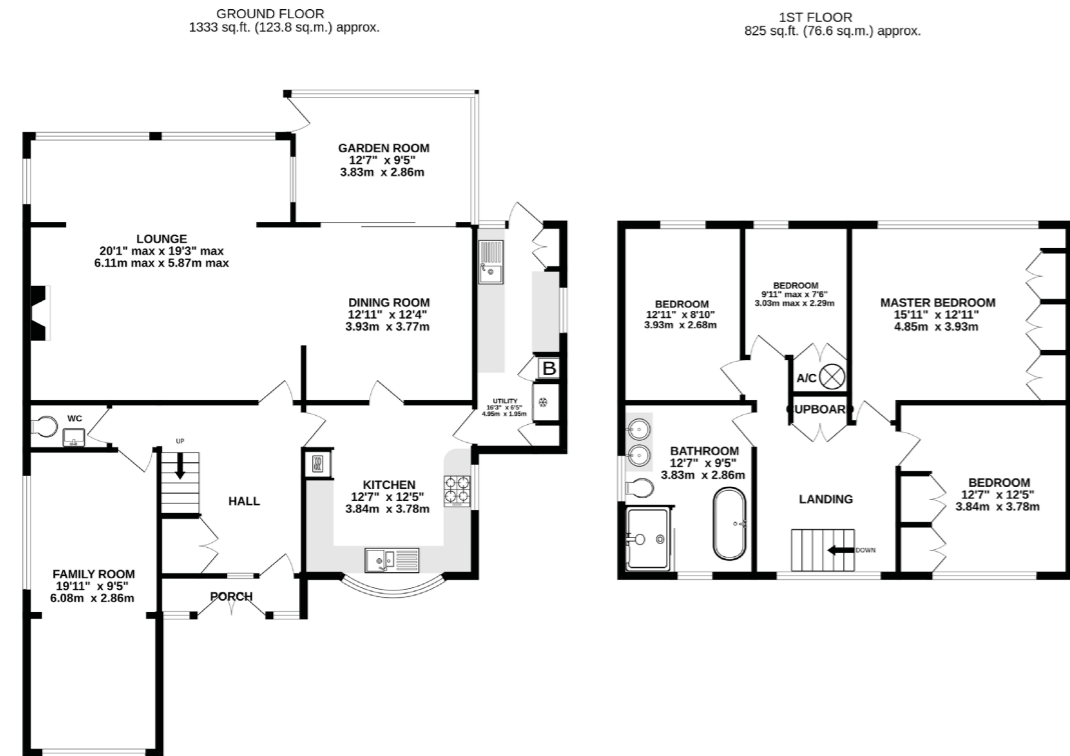
The Netherton Hall in Frodsham



School?

Overton CE Primary School or
Helsby High School





TOTAL FLOOR AREA: 2158 sq.ft. (200.4 sq.m.) approx.

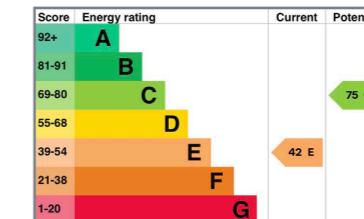
Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as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

Specifications

- Peaceful cul-de-sac in Frodsham
- Beautiful open-plan living
- 2158 square feet of internal living space
- 4 double bedrooms
- Large garden
- Plenty of nearby amenities and excellent transport links



See Phil's
Video
Tour



Unable to locate the property?

Try [what3words](#)



evidently.vets.lyricist



3 Orchard Close

F R O D S H A M

WA6 6DS



01925 595950 | hello@storeysofcheshire.co.uk