

TOORONGA

UTKINTON



"The newly renovated front and driveway give it a really modern look and feel."

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TOORONGA

UTKINTON

Nestled on the outskirts of Chester, in the peaceful rural village of Utkinton and close to amenities and schools, along a quiet country lane discover your own outback oasis, at Tooronga.

Arriving at the Quarry Bank residential neighbourhood, where each home takes its name from an Australian influence, Tooronga, accessed via an in and out driveway, takes its name from the Aboriginal word for 'modern' or 'new'.

True to its name, Tooronga provides a new approach to traditional bungalow living. A home recently renovated in 2022, extending to over 3600 square feet, Tooronga is a home that welcomes you in, before revealing the true scope of its size.



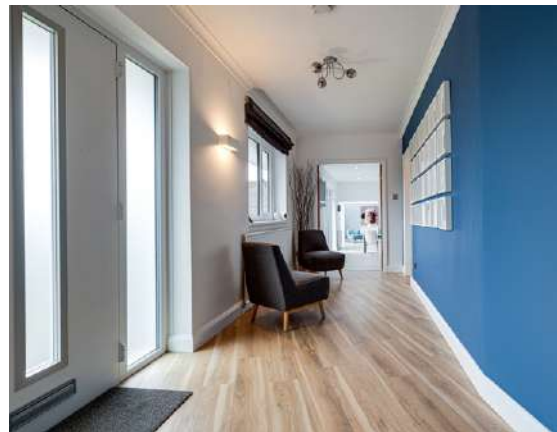
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ENCHANTING FIRST IMPRESSIONS

Pulling in through the gates, fitted with power for the installation of electric gates should you desire, automatically illuminated columns light the way. A brand-new tarmac driveway sits within rebuilt retaining walls, part of the redevelopment of Toorongga which also included the rendering of outside walls, installation of new cladding and a full relandscaping of the garden including the addition of new decking.

Comfortable parking is available for five or six cars, alongside a good sized, detached garage, served by power and water and with the potential for development subject to permissions.

Large borders and mature trees provide a pleasant backdrop en route to the front door which opens into a bright, modern entrance hallway. Karndean flooring extends underfoot as the hallway flows both left and right; sense the separation from the wider world instantly upon arrival.



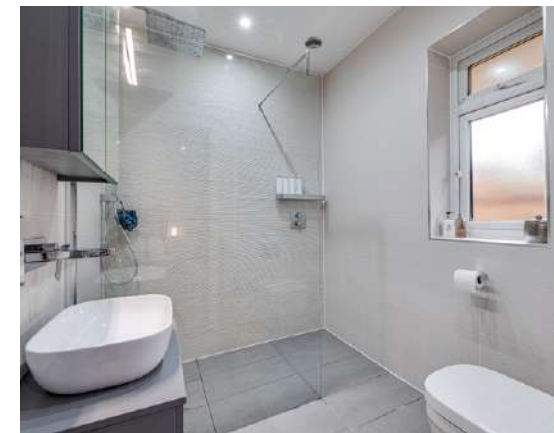


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REFRESH AND REVIVE

Turning left, make your way along into bedroom two. Brimming with storage, this elegant bedroom currently features cascading pendant bedside lighting, with garden views and its own private wet room, shower room ensuite, recently fitted in 2021.

At the end of the hallway, emerge through glazed double doors into the expansive family kitchen, the hub of the home. Gather on the corner sofa in the snug area of the kitchen, where there is space for a coffee table, cleverly elevated to create a sense of congruence with the main kitchen, allowing cook and guest to converse with ease.



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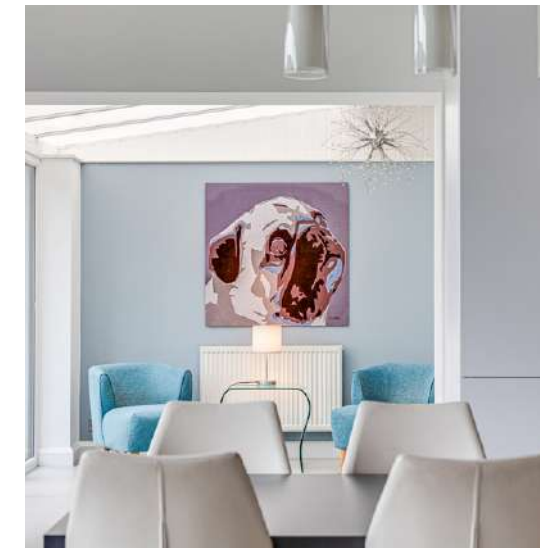
FEAST YOUR EYES

An immaculately finished kitchen, the central island features inset sink with grooved drainage with an abundance of storage available in the soft close drawers and cabinets, undercounter lighting adding a subtle glow. A range of Siemens appliances are on hand to aid your culinary endeavours, including double ovens, coffee machine, hob, extractor, fridge-freezer, microwave, warming drawer and dishwasher. White granite worktops offer a fresh and gleaming finish, whilst underfoot, beautiful one metre square tiles make excellent use of the vast space.

Tucked off the kitchen lies the practical utility room, with drinks fridge, cleaning cupboard with electric sockets and further storage. Only two years old, the kitchen is still under warranty.

The utility room opens at the other end into the dining area of the kitchen, where there is access out onto the decked terrace for sunny alfresco feasting in summertime.

"The kitchen is one of the most used rooms, with its large space it is somewhere you can socialise having your dinner, and then relax afterwards in the sitting area on the sofa watching TV."





ROOM FOR ALL

Returning along the entrance hallway, make your way right from the front door beneath an archway, where there is access to the partially boarded loft, ideal for storage.

Accessed on the left and carpeted underfoot in cream, discover the first of three elegant double bedrooms. Fitted wardrobes provide plenty of storage (a feature throughout the bedrooms at Toorong), with private, leafy views out to the walled, side garden. Freshen up in the fully tiled, wet room ensuite, newly fitted, as were each of the ensuites, between 2021-2023 and featuring a shower, wash basin and WC.

Next door on the left, a similarly sized bedroom shares the same outlook, also furnished with fitted wardrobes and a wet room ensuite with shower, vanity unit wash basin, WC and mirrored cabinet.

Also off this hallway is a handy downstairs WC for guests, whilst at the end of the entrance hallway, a third double bedroom is spacious and bright, with fitted wardrobes and another wet room ensuite with shower, wash basin and WC.



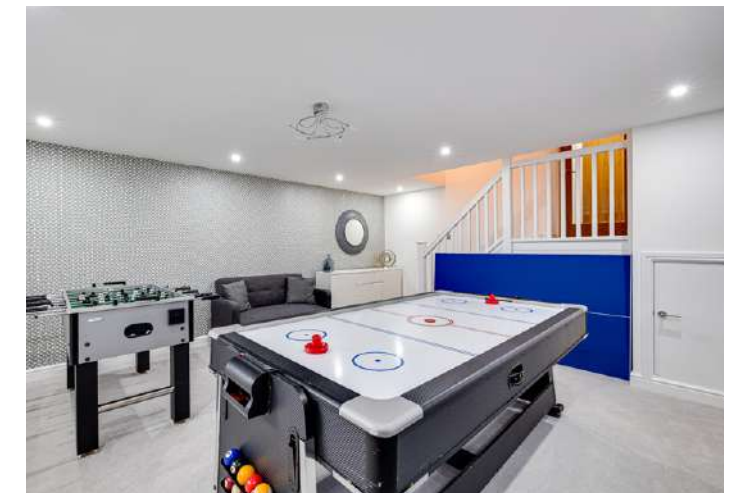
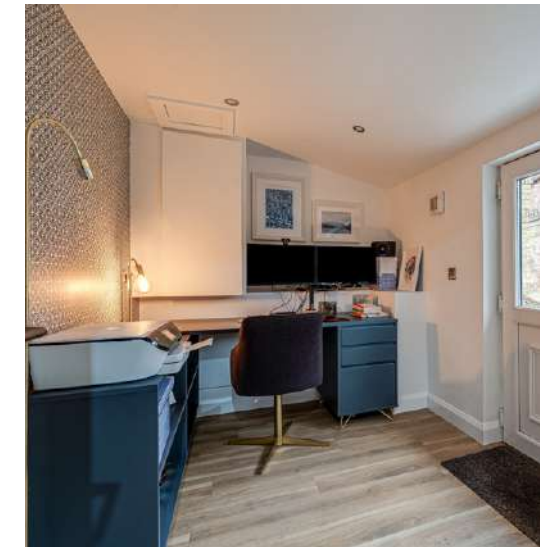
FAMILY TIME

Also located off this hallway, open the modern wood and glass door and step into the sumptuously sized main sitting room, where light floods in through the large French doors looking out, and opening out to overlook the garden below. Warm and welcoming, Karndean flooring runs underfoot with a contemporary, glass fronted gas fire, above which a fully built-in unit for TV with hidden space for sky box, serves as a focal point for those warm, cosy evenings gathered with the family.

VERSATILE SPACES

Tucked off to the rear of the lounge is a handy office. Perfect for those working from home, Tooronga is served by fibre broadband directly to the home, whilst the office also has fitted storage and access out to the side of the home. A breathtakingly versatile home whose exterior really does bely the space available within; steps lead down from the office to a secret , currently housing a table football, television, sofa and a 4 in 1 multiple games table consisting of air hockey, table tennis and pool - ideal for family fun and occupying teenagers and their visiting friends.

Returning via the study to the sitting room, another glazed door opens from the sitting room, connecting you to an open staircase, leading up and down. Down the stairs, emerge into a cosy snug, wonderful for entertaining friends with views out to the driveway.





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SAVOUR THE VIEWS

Up the stairs, arrive at a light-filled private guest suite, with deep, carpeted eaves storage, walk-in wardrobe and far-reaching views out towards the hills. Carpeted in light grey with denim blue to the feature wall, this spacious bedroom could easily serve as a private master suite, tucked away from the main flow of the home. Refresh and revive in the spacious ensuite, fully tiled and with wet room walk-in shower, vanity unit wash basin, heated towel radiator, WC and separate bath.



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SAFE & SECURE GARDEN

Outside, the landscaped garden is safe and secure for family and friends. With a large lawn, currently accommodating a football net, the garden is ideal for children, with a beautiful water feature and decked area for catching the sunshine and sharing a drink with friends.

In summertime, the beautiful Japanese acer tree starts to grow its glowing red leaves, which, in the autumn, take on a glorious sheen of golden brown.

To the front and side of the home, a series of magnolia trees bloom in spring and early summer with two small trees at the front also enveloped in rosy pink blossoms in the spring.

Outside, there is a handy storage shed at the side of the home, capable of housing garden equipment, monitored by a security camera.

"Sitting outside on the decking area, the sun is out most of the day during the summer months, and you can even enjoy your evening dinner sitting out enjoying the warmth beyond 7pm at night."





OUT & ABOUT

Accessibility is at the heart of Tooronga, located within about a 1.5-mile drive of the historic Tarporley village high street, boasting several acclaimed pubs and restaurants.

Closer to home, dine out on traditional pub fayre at the Swan and the Rising Sun, whilst there are several coffee shops and boutique shops also available nearby. Within a one-mile drive, dine out at The Fishpool Inn, whilst the Alvanley Arms pub is also renowned for fantastic food.

Within a five-minute walk discover the Rose Farm Shop, where you can purchase fresh meats and grocery items. It also has a Post Office and a coffee shop, whilst a recently opened bar, run by local volunteers, operates every other weekend.

Walks can be enjoyed all around you in Utkinton, with walks on the doorstep from Tooronga. Step outside and turn left, walking up Quarry Bank past the school and to the bottom where the road meets Heath Lane. Turning left here takes you to Turley Woods; perfect for those with canine companions. Just past these woods a path takes you past the outskirts of Delamere Forest, a peaceful stroll on a summer's day.

Engage in a new hobby at the local village hall, where you can find a host of groups and classes including yoga and mums and tots. There are also community tennis courts behind the village hall.

Only seven miles from the historic Chester, with its Roman Walls and archaeological sites of interest, enjoy an evening of culture at Willington Hall.

Treat the children to artisan ice cream at Snugburys, on the road to Nantwich, serving delicious locally made ice cream with an outside space to see some local farm animals. Or try the Cheshire Ice Cream farm venue near Tattenhall, expanded over the years to encompass soft play areas and also outside activities sure to delight younger members of the family.

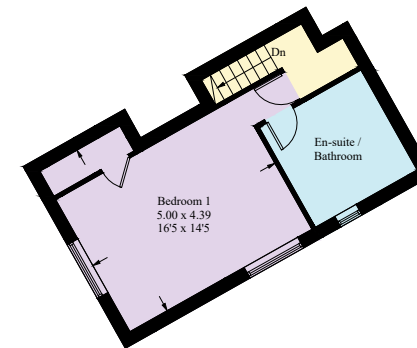
Ideal for commuters, Tooronga is perfectly placed around 30 minutes from both the M56 (for travel towards Manchester) and the M53 (towards Cheshire Oaks and Merseyside). Meanwhile, you can pick up the M6 past Nantwich for journeys south. Manchester Airport is about a 35-minute drive, with Delamere train station just a couple of miles down the road for connections to Chester in one way and Manchester in the other. Crewe station is only half an hour's drive for links to London.

Families are ideally situated, near a range of local schools including Utkinton Primary School (with a 'Good' Ofsted report) and Tarporley High School. For children going to Tarporley High School there is a free bus up to the age of leaving high school, that picks up at the bottom of Quarry Bank/John Street, with children not needing to walk far from home, especially in the winter months.

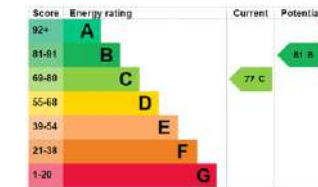
Approximate Gross Internal Area = 334.9 sq m / 3605 sq ft



Ground Floor



First Floor



FINER DETAILS

- Freehold
- Recently renovated
- Office
- Integrated Dishwasher/Fridge-Freezer
- Gated Driveway
- Garage with electricity and water


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1029576)

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 WHAT3WORDS: [sleeps.smooth.region](https://www.what3words.com/sleeps.smooth.region)

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