

No.76  
Tarvin Road  
—— Littleton ——

# No.76 Tarvin Road

Littleton

## A THOUGHTFUL APPROACH

Set discreetly back from Tarvin Road, number 76 announces itself with quiet confidence. A brick wall and electric timber gate create a sense of arrival, drawing you into a generous gravelled driveway where parking is effortless and privacy assured. Despite the convenience of the location, the house sits peacefully, buffered from passing traffic and framed by neighbouring homes that feel present but never intrusive. This balance between connection and retreat defines the experience here from the outset.







## CRAFTED FOR MODERN LIVING

The front door opens into a wide and welcoming hallway where space, light and texture immediately set the tone. Stone detailing and natural finishes lend character without excess, while the proportions hint at the considered craftsmanship that runs throughout the home. It is a house that feels substantial and calm, designed for daily life as much as for entertaining.

To one side sits a well-appointed utility and boot room, practical and polished in equal measure, alongside a downstairs WC that is finished with the same care as the principal rooms. These supporting spaces have been given proper thought, allowing the main living areas to remain uncluttered and fluid.



# THE HEART OF THE HOUSE

At the centre of the home lies an expansive kitchen and dining space, one that naturally becomes the focus of family life. Quartz worktops, a central island and a full suite of integrated appliances provide both elegance and efficiency. The room is generous enough to accommodate large gatherings yet retains a sense of intimacy for everyday use. Full-length bi-fold doors dissolve the boundary between inside and out, opening directly onto the terrace and allowing natural light to pour in throughout the day.







## LIGHT-FILLED SPACES

Adjoining this is the principal living room, a beautifully scaled space that offers flexibility without compromise. Soft carpeting underfoot, a gently vaulted ceiling and roof lights overhead create an atmosphere that feels open but grounded. Another set of bi-fold doors frames views of the garden and fields beyond, ensuring the landscape becomes part of the interior experience.

For quieter moments, a separate snug provides a more intimate retreat. Centred around a multi-fuel stove, this room invites slower evenings and relaxed weekends. French doors open to the garden, making it equally appealing in warmer months, while its proportions allow it to adapt easily as a study or additional reception space if required.



# PRIVATE AND PEACEFUL BEDROOMS

Upstairs, the sense of space continues. The landing is light-filled and unhurried, leading to five bedrooms arranged with family life in mind. The principal bedroom enjoys a dual aspect and uninterrupted views across open farmland, a daily reminder of the home's edge-of-village setting. Its en-suite bathroom is generously sized and finished to a high standard, with twin basins and a walk-in shower creating a calm, hotel-like feel.











## REST & REFRESH

A second large bedroom also benefits from its own en-suite, making it ideal for guests or older children. Three further bedrooms are served by a beautifully appointed family bathroom that includes both a bath and a separate shower, ensuring mornings run smoothly even with a full household. A smaller fifth room offers flexibility as a home office or dressing room, adapting easily to changing needs.



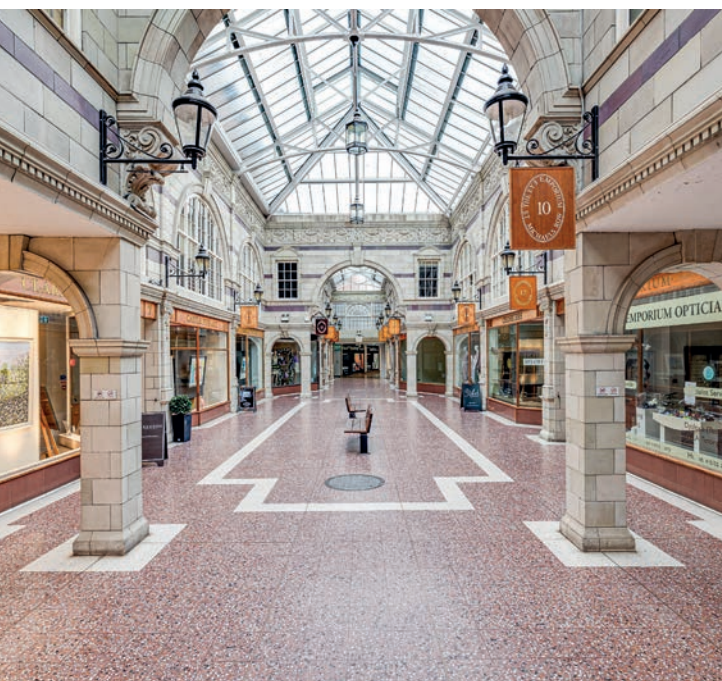


# GARDENS & OUTLOOK

The rear garden has been designed to be both manageable and rewarding. A broad flagged terrace provides the perfect setting for outdoor dining and evening drinks, while the lawn beyond offers space to relax without demanding constant attention. The boundary opens visually onto farmland, lending a rural quality to the outlook that feels unexpectedly expansive. Subtle lighting ensures the garden remains inviting after sunset, extending its use well into the evening.







## A WELL-CONNECTED SETTING

Littleton offers a village atmosphere with everyday amenities close by, including local shops and welcoming pubs. Chester city centre lies around ten minutes away, providing a rich mix of history, culture and dining. For commuters, the A55 and wider motorway network are easily reached, while respected schools and larger supermarkets sit comfortably within the surrounding area. It is a location that supports both family life and professional commitments without compromise.



## FINER DETAILS

- 76 Tarvin Road
- Era: c. 1967–1975
- Tenure: Freehold
- Council Tax Band: F

## ACCOMMODATION & FEATURES

- Self-contained annex with kitchen and shower room
- Ideal for guests, multi-generational living, or home business
- Open farmland views to the rear

## ACCESS & PARKING

- Secure gated entrance
- Private driveway
- Off-street parking
- EV charging point

## SERVICES & UTILITIES

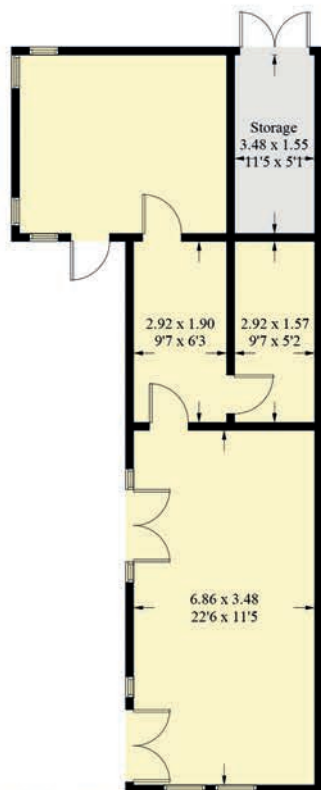
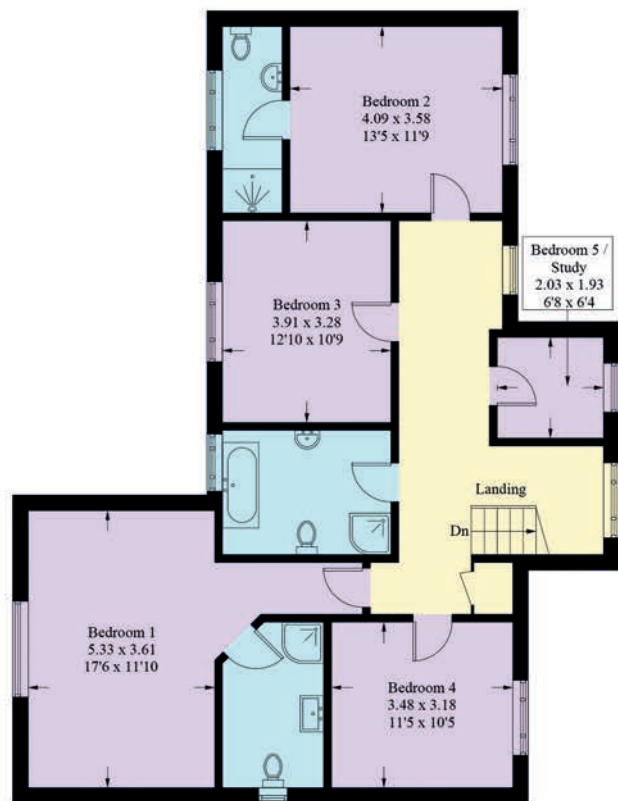
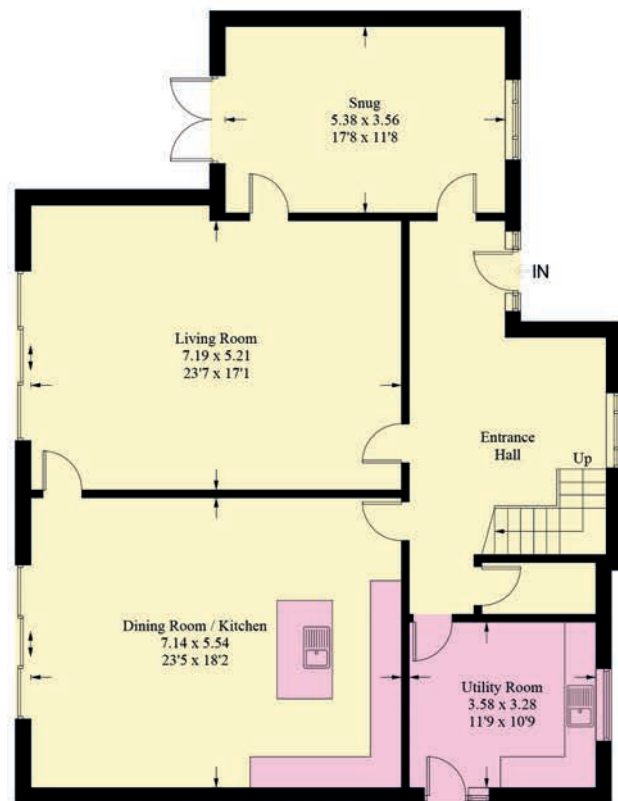
- Water: Direct mains supply
- Drainage: Standard UK domestic sewerage
- Broadband: Cable broadband
- Heating: Gas-fired central heating, Wood burner / open fire







Approximate Gross Internal Area = 247.6 sq m / 2665 sq ft  
Outbuilding / Annex = 36.7 sq m / 395 sq ft  
Total = 284.3 sq m / 3060 sq ft



**Outbuilding / Annex**  
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1267485)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		B1 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## A HOME WITH BALANCE

76 Tarvin Road is a house that has been carefully upgraded and extended to support modern living while retaining warmth and character. Every space feels intentional, every finish considered. It is a home that offers flexibility, privacy and connection in equal measure, inviting its next owners to settle in and make it their own.



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WHAT3WORDS: [them.wove.carpeted](https://www.what3words.com/them.wove.carpeted)

To view 76 Tarvin Road  
Call John  
on 01244 313 900  
Email: [john@curransunique.co.uk](mailto:john@curransunique.co.uk)

11 Grosvenor Street, Chester CH1 2DD  
[www.curransunique.co.uk](http://www.curransunique.co.uk)



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