



**Constables**  
SALES & LETTINGS

Tarrant Court , Mollington

£895,000

Constables are thrilled to present this exceptional five-bedroom detached luxury home, located in the heart of Mollington, Chester. Extensively renovated and thoughtfully extended, the property now features five double bedrooms, with the master suite boasting a walk-in wardrobe. Two of the bedrooms benefit from en suite bathrooms, while additional highlights include underfloor heating, a double garage, and a spacious, modern open-plan kitchen and dining area. Set on a generous and private plot, the home also offers secure, gated parking.

Upon entering, a bright and spacious hallway greets you, illuminated by a striking skylight. The lounge, featuring a delightful fireplace, seamlessly connects to the sunroom through bi-folding doors, offering a stunning panoramic view of the garden. The impressive open-plan kitchen and dining space is enhanced by skylights and direct access to the garden, with a central island and top-of-the-line fixtures and fittings contributing to its luxurious appeal. A convenient utility room is discreetly positioned behind the kitchen, adding practicality.

The master bedroom is a true retreat, complete with a walk-in wardrobe, fitted wardrobes, and a contemporary wet-room-style en suite featuring a spacious shower and tiled walls. The property offers four additional bedrooms, one of which also enjoys an en suite bathroom, while the main family bathroom is equipped with a shower, a bathtub, and an impressive skylight that floods the space with natural light.

Externally, the front of the property is accessed via electric gates leading to a gravelled driveway, which provides access to the detached double garage and a spacious front lawn. The rear garden is beautifully landscaped with mature borders, dedicated patio seating areas, and abundant privacy, creating a tranquil outdoor retreat.

This truly special property must be viewed to be fully appreciated.



- Five Bedroom Detached Family Home
- Exclusive Mollington Location
- Exceptional Fit and Finish Throughout
- Master with Walk in Wardrobe
- Two En-suite Bathrooms
- Double Garage and Gated Drive

### Entrance Hall

### Living Room

21'11 x 13'5 (6.68m x 4.09m)

### Sun Room

### Kitchen / Dining Room

13'7 x 31'7 (4.14m x 9.63m)

### Utility Room

### W/C

### Master Bedroom

15'8 x 15'11 (4.78m x 4.85m)

### Walk-in Wardrobe

### En-suite

9'8 x 6'3 (2.95m x 1.91m)

### Second Bedroom

11'11 x 16'6 (3.63m x 5.03m)

### En-suite

### Third Bedroom

12'3 x 10'6 (3.73m x 3.20m)

### Fourth Bedroom

11'11 x 14'7 (3.63m x 4.45m)

### Fifth Bedroom

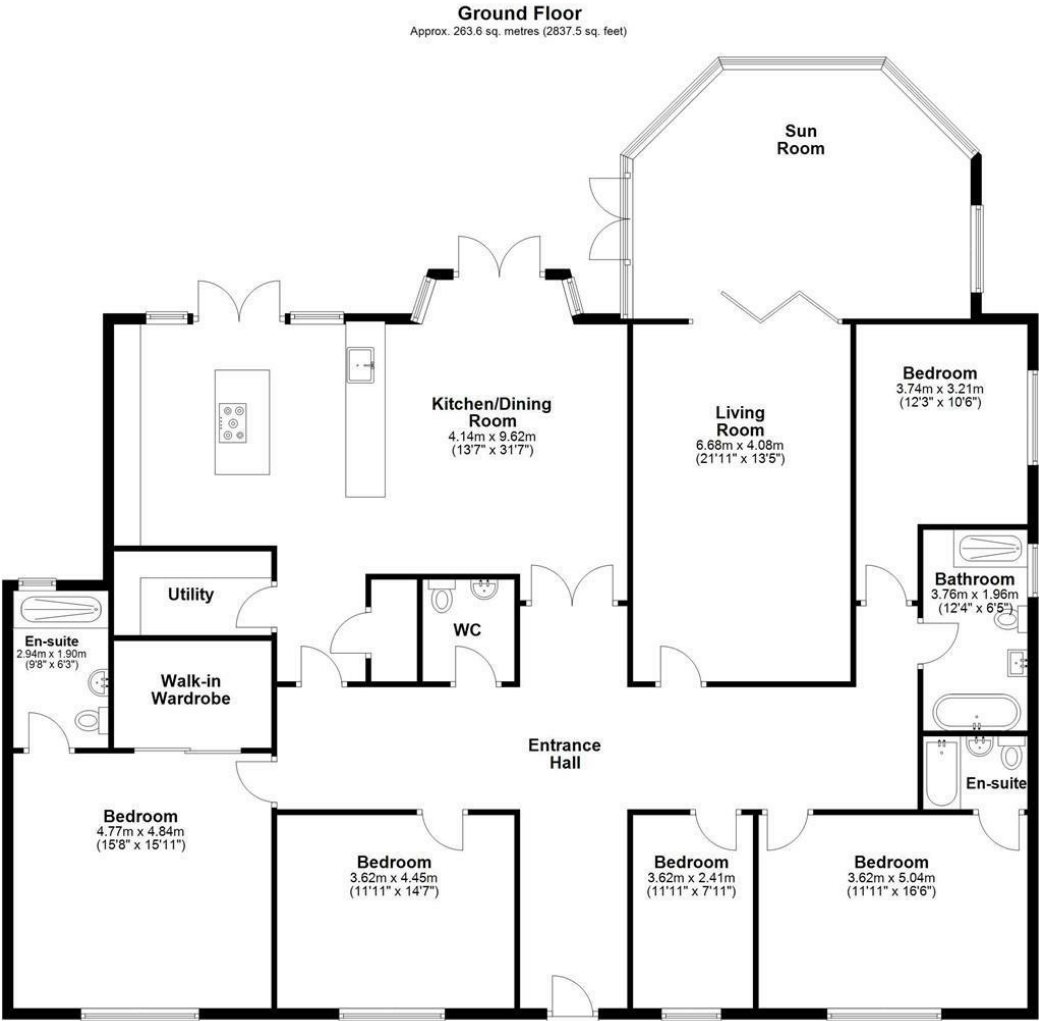
11'11 x 7'11 (3.63m x 2.41m)



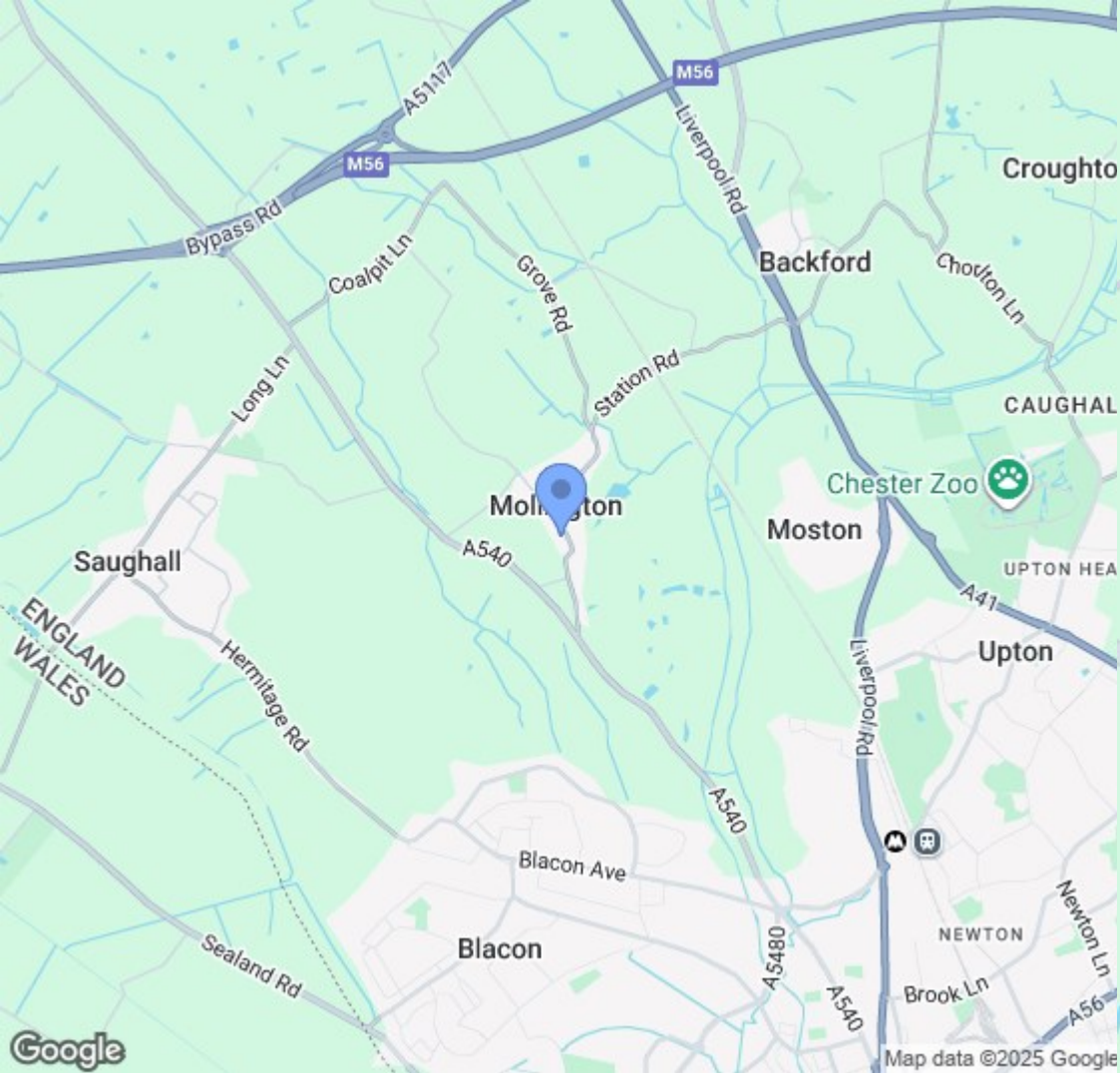


# EPC & Floor Plan

| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) A                                 |                            |                                                                                   |
| (81-91) B                                   |                            |                                                                                   |
| (69-80) C                                   | 69                         | 75                                                                                |
| (55-68) D                                   |                            |                                                                                   |
| (39-54) E                                   |                            |                                                                                   |
| (21-38) F                                   |                            |                                                                                   |
| (1-20) G                                    |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| England & Wales                             | EU Directive<br>2002/91/EC |  |



Total area: approx. 263.6 sq. metres (2837.5 sq. feet)  
**7 Tarrant Court, Mollington, CHESTER**



Location Map

# Constables

S A L E S   &   L E T T I N G S

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