



5 Lime Close, Tarporley

CHESHIRE  
LAMONT

# 5 Lime Close

Tarporley, CW6 0TW

A well presented and extended Four Bedroom Family Home offering versatile accommodation conveniently situated in a small cul-de-sac within walking distance of Tarporley High Street.

- Enclosed Entrance Porch, Living Room, Dining room open plan to Kitchen, Versatile Ground Floor Bedroom with En-suite Shower Room (potential Playroom/Study subject to requirement)
- Three first floor bedrooms, Family Bathroom, part boarded roof space.
- Ample parking provision south facing rear garden.

## Location

Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops and services including convenience stores, post office, fashion boutiques, electrical retailer, florist, solicitor, cafes, restaurants and renowned public houses. The village is also known for its excellent educational facilities with Tarporley Primary and High School and many other outstanding educational establishments in both the state and the private sector being located in the surrounding area. A regular bus service is available from the village that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The village is located within the heart of Cheshire and is surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

## Accommodation

The property is accessed via an enclosed **Entrance Porch** with inner door opening to the attractive **Living Room 5.2m x 3.2m** with central chimney breast (which the agents are advised could accommodate an open fire). The spacious **Dining Room 5.8m x 2.2m** benefits from fitted shelving and has a set of glazed double doors opening to the rear garden. The **Kitchen 3.1m x 3.0m** is open plan to the Dining Room and is fitted with shaker style wall and floor cupboards and timber effect work surfaces. Appliances include a four ring ceramic hob with extractor above and oven beneath, there is also an integrated dishwasher, plumbing for a washing machine and space for a freestanding fridge freezer. Off the Inner Hallway there is a further **Versatile Living/Bedroom 5.1m x 2.4m** which could be utilised as a Study, Playroom or alternatively a fourth Bedroom as it benefits from an **En-suite Shower Room** including a low level WC and wash hand basin.



From the Inner Hallway a staircase rises to the first floor landing this gives access to three Bedrooms and a Bathroom. **Bedroom One 4.3m x 2.6m** benefits from fitted wardrobes as does **Bedroom Two 3.3m x 3.1m** both these bedrooms overlook the front. **Bedroom Three** is to the rear **3.3m x 2.6m** and has a recessed built in wardrobe. The **Family Bathroom** is fitted with a panel bath with shower facility above, pedestal wash hand basin, low level WC and heated towel rail. From the landing access can be gained via a pull-down ladder to a part boarded roof space.

#### Externally

Lime Close is a cul-de-sac off Woodlands Way which is conveniently situated within walking distance of Tarporley High Street, a double width driveway provides ample parking to the front of the property along with a shaped stocked border. Access can be taken along the side of the property to the South facing rear garden which includes patio area with lawned garden beyond edged with stocked borders and accommodating a large timber framed garden shed.

#### Directions

**What3words – uttering.majors.chum**

From Tarporley High Street turn right up Forest Road, after approximately ¼ mile turn right into Woodlands Way and first right into Lime Close where the property will be found on the left hand side.

#### Services (Not tested)/Tenure

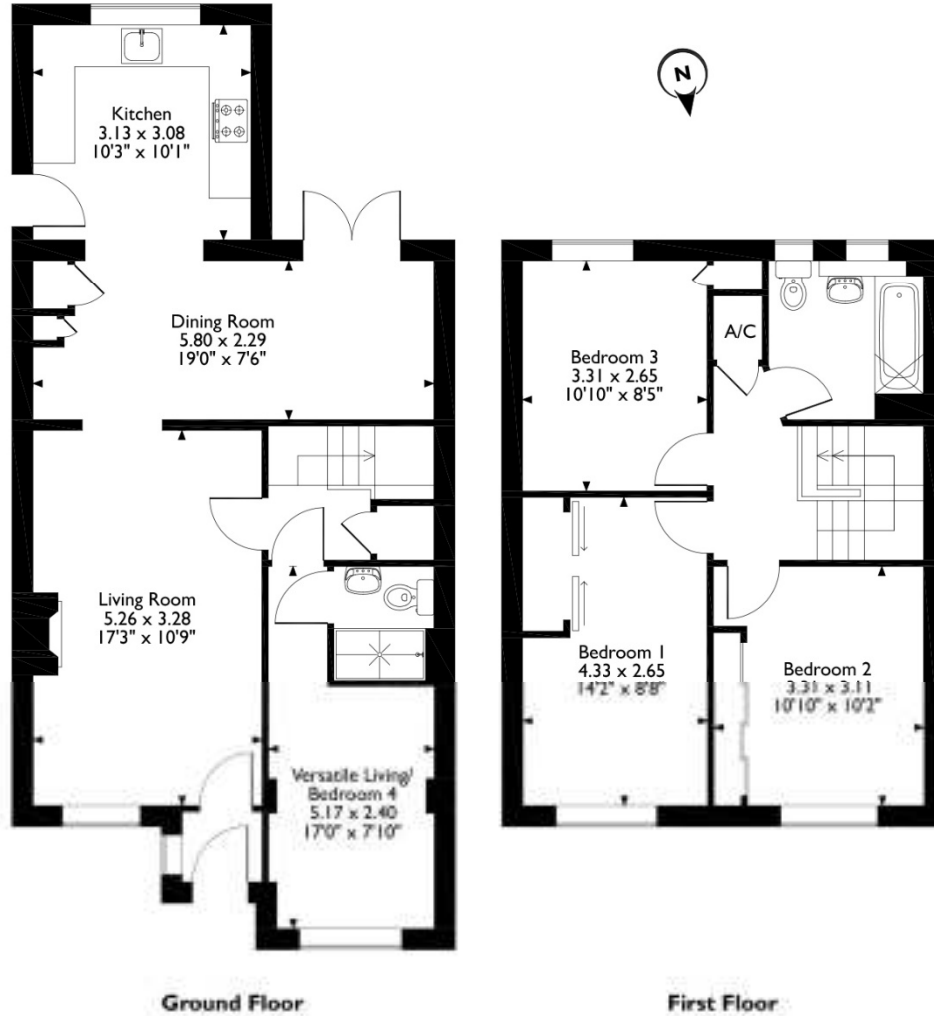
Mains Water, Electricity, Gas and Drainage/Freehold.

#### Viewings

Strictly by appointment with Cheshire Lamont Tarporley.



Approximate Gross Internal Area  
1141 sqft/106 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

7 Chestnut Terrace  
Tarpoley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441