



**CHESHIRE
LAMONT**

Paddock View Close Wrenbury

3 Paddock View Close Wrenbury Cheshire CW5 8FX

This well presented detached family home offers spacious well proportioned accommodation finished to a modern contemporary specification. The property is one of three accessed off a private driveway and holds a secluded position within the centre of Wrenbury village within walking distance of the village amenities.

- Spacious and welcoming reception hall with galleried first floor landing above, living room fitted with log burning stove, versatile second reception room, open plan kitchen dining family room with bi-fold doors opening onto the rear garden, utility room, cloakroom.
- Bluetooth speaker system in kitchen dining family room and living room.
- Galleried first floor landing giving access to four double bedrooms (2 ensuite) and family bathroom.
- Accessed off a private drive, driveway with car charging point, principally lawned gardens to both front and rear.
- Holding a secluded village centre position within walking distance of facilities.

Accommodation

A timber framed storm porch sits above the front door, this opens to a spacious and welcoming central **Reception Hall 3.2m x 2.8m** with feature oak detailed staircase rising to a galleried first floor landing. There is also an Amtico style woodblock effect floor which continues into both the downstairs cloakroom, adjacent cloak cupboard as well as the large open plan kitchen dining family room.

The **Living Room 3.8m x 3.5m** overlooks the front garden and benefits from a recessed log burning stove set upon a slate hearth with bespoke fitted cupboards and shelving fitted to either side of the fireplace. There is a further large versatile **Reception Room 5.5m x 3.2m** which could be utilised as a second sitting room or formal dining room, this is currently utilised as a play room.



The impressive 'L' shaped **Kitchen Dining Family Room 7.4m x 6.3m** is the hub of this impressive property and is finished with the Amtico style herringbone oak effect floor, the kitchen is extensively fitted with wall and floor cupboards complimented with quartz work surfaces which extend into the peninsular unit creating a breakfast bar. Appliances include a five burner gas hob with extractor above, two ovens, integrated fridge freezer and dishwasher. The generous dining/family area comfortably fits a 6/8 person every day dining table and larger for an occasion with ample space for easy chairs and a coffee table. Bi-fold doors let in an abundance of natural light and opens onto the rear garden and a large patio creating a large alfresco entertaining space. There is also a large understairs storage cupboard. Off the kitchen dining family room there is a **Utility Room** fitted with a sink unit and providing space for a tumble dryer and washing machine, an external door gives access to the rear garden.

The feature galleried first floor landing gives access to the family bathroom and four double bedrooms all of which benefit from built in wardrobes and two with ensuite shower rooms. **Bedroom One 3.8m x 3.5m** overlooks the rear garden and benefits from a well appointed **Ensuite Shower Room**. **Guest Bedroom Two 4.3m x 3.0m** dimensions include the **Ensuite Shower Room** and built in wardrobes, this room also overlooks the rear garden. **Bedroom Three 4.1m x 2.8m** and **Bedroom Four 3.5m x 2.8m** both overlook the front. The **Family Bathroom** is fitted with a panelled bath with shower facility above, wall mounted wash hand basin with drawer unit beneath, WC, heated towel rail, fully tiled walls and tiled floor.

Externally

The property is accessed off a private drive shared with two other properties this in turn gives access to a double driveway laid to brickette setts and provides parking for two cars along with a car charging point. The front garden is laid to lawn, access can be taken along the side of the property to the enclosed rear garden, this again is principally laid to lawn incorporating a patio 4.6m x 4.0m which can be directly accessed from the bi-fold doors of the kitchen dining room.

Services/Tenure

Mains drainage, electricity, water LPG gas fired central heating. Freehold.

Viewing

By appointment with Cheshire Lamont Tarporley office.

Directions

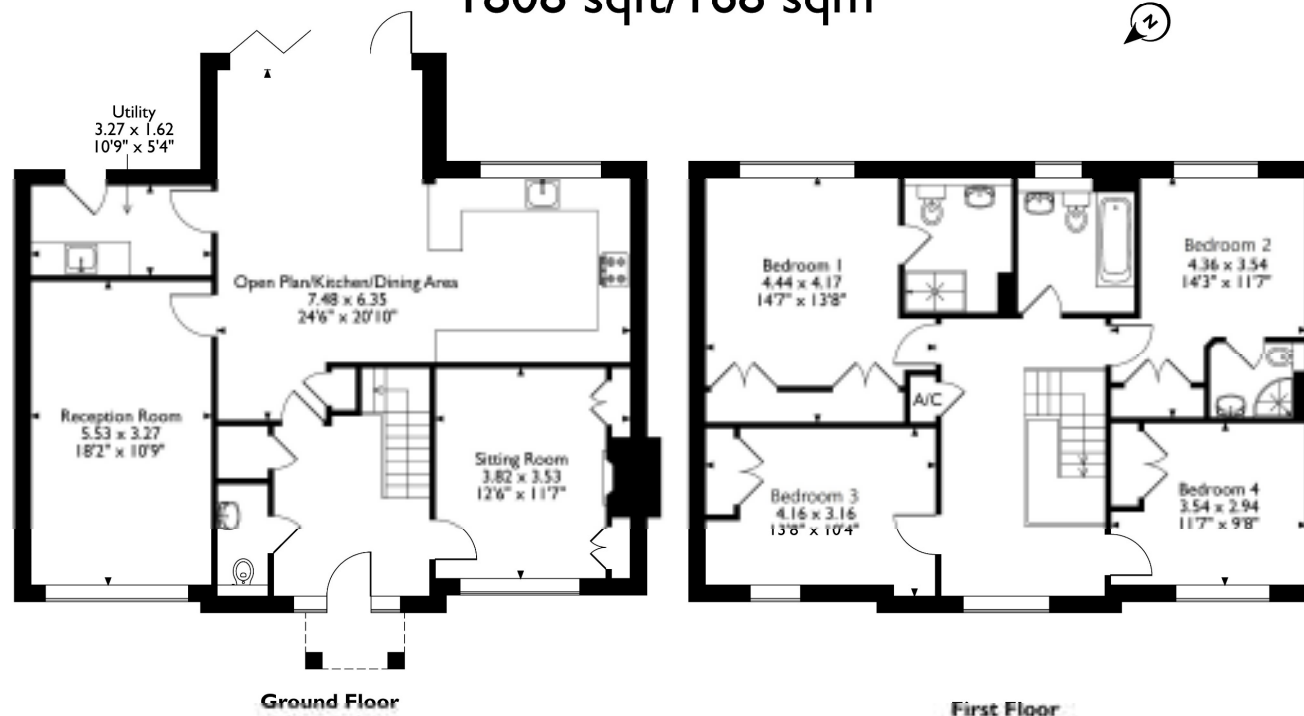
What3 words : carting.delved.parading

From the Church in the centre of Wrenbury Village (Nantwich Road) proceed past the Church on your left and the village shop and shortly after turn left into Paddock View Close (which is prior to the medical centre) and the property will be observed up Paddock View Close on the left hand side.





Approximate Gross Internal Area 1808 sqft/168 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.



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