



Old Coach Road, Broxton



Springfield

Old Coach Road, Broxton, CH3 9JL

A well proportioned detached stand alone family home conveniently situated between the villages of Tattenhall and Malpas set within generous gardens with a detached garage

- Reception Hall, Living Room, Sitting Room, Dining Room, Kitchen Breakfast Room, Utility, Shower Room.
- Four Double Bedrooms, Two Bath/Shower Rooms.
- Gardens to front, side and rear.
- Single Garage.

Location

The property is conveniently situated within a short drive of Tattenhall village, Malpas village and Tilston village. Tilston provides a busy village shop, village pub and highly acclaimed primary school with secondary schooling available at Malpas which also provides more comprehensive shopping facilities for everyday purposes as does Tattenhall. Carden Park Hotel Country Club Spa and Golf Course is within 3.5 miles as well as delightful walks being readily accessible within the Bickerton Hills and along the Sandstone Trail within 1.5 miles. Whitchurch Town centre 9 miles, Chester city centre 11 miles, Nantwich town centre 12.5 miles, Wrexham town centre 10.5 miles.

Accommodation

The front door opens to the **Reception Hall** this is finished with an attractive tiled floor there is a staircase rising to first floor and doors to the living room, sitting room and kitchen breakfast room which in turn gives access to the dining room and utility room. The **Living Room 4.2m x 4.2m** has a bay window overlooking the front garden and an open fireplace with tiled surround and mantel. The versatile **Sitting Room 3.9m x 3.6m** (is currently utilised as a study) this has a central fireplace fitted with a log burning stove there is a window overlooking the garden and with a timber effect floor.

The 'L' shaped **Kitchen Breakfast Room 6.2m x 5.1m** is fitted with wall and floor cupboards complimented with granite work surfaces and a matching dresser unit, the centre island includes a second sink unit and breakfast bar. A Range style cooker provides a four ring hob, griddle and warming plate with double oven beneath, there is plumbing for a dishwasher, built in shelved crockery cupboard and space for an American style fridge freezer.



Pine flooring runs throughout the kitchen and continues into the well proportioned **Dining Room 4.8m x 3.7m** this comfortably accommodates an 8/10 person dining table and has a set of glazed double doors opening onto the rear garden. Should prospective purchasers wish to amalgamate the dining room and kitchen to create a large 8m x 6.3m kitchen dining family room this would be possible subject to Building Regulation Approval and consent from the relevant authorities.

Off the kitchen there is a **Utility Room** with additional wall and floor cupboards and a sink unit with space beneath the work surface for washing machine and tumble dryer. The **Utility Room** gives access to a Cloak/Shower Room fitted with a wet room style tiled shower area, wash hand basin and low level WC.

The **First Floor Landing** gives access to four double bedrooms and a bathroom.

Bedroom One 4.2m x 4.4m has a bay window to the front, benefits from a number of fitted wardrobes and an Ensuite Shower Room this is fitted with a large shower facility, wash hand basin with storage cupboards beneath, low level WC and a heated towel rail. **Bedroom Two 5m x 3.2m** offers views over the Bolesworth Estate. **Bedroom Three 3.6m x 3.5m** benefits from a built in wardrobe, **Bedroom Four 3.8m x 2.6m** is situated adjacent to the **Family Bathroom** this is fitted with a double ended bath with shower facility above, pedestal wash hand basin, low level WC and heated towel rail.

Externally

The gardens are principally laid to lawn and include stocked borders and a rockery area with ornamental fish pond there is ample space for outside entertaining and a vegetable garden area. A double width driveway provides parking for up to four cars to the front of the **Detached Garage**.

Services

Mains water, electricity, oil fired central heating, septic tank drainage. Tenure.

Viewing

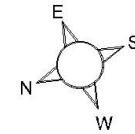
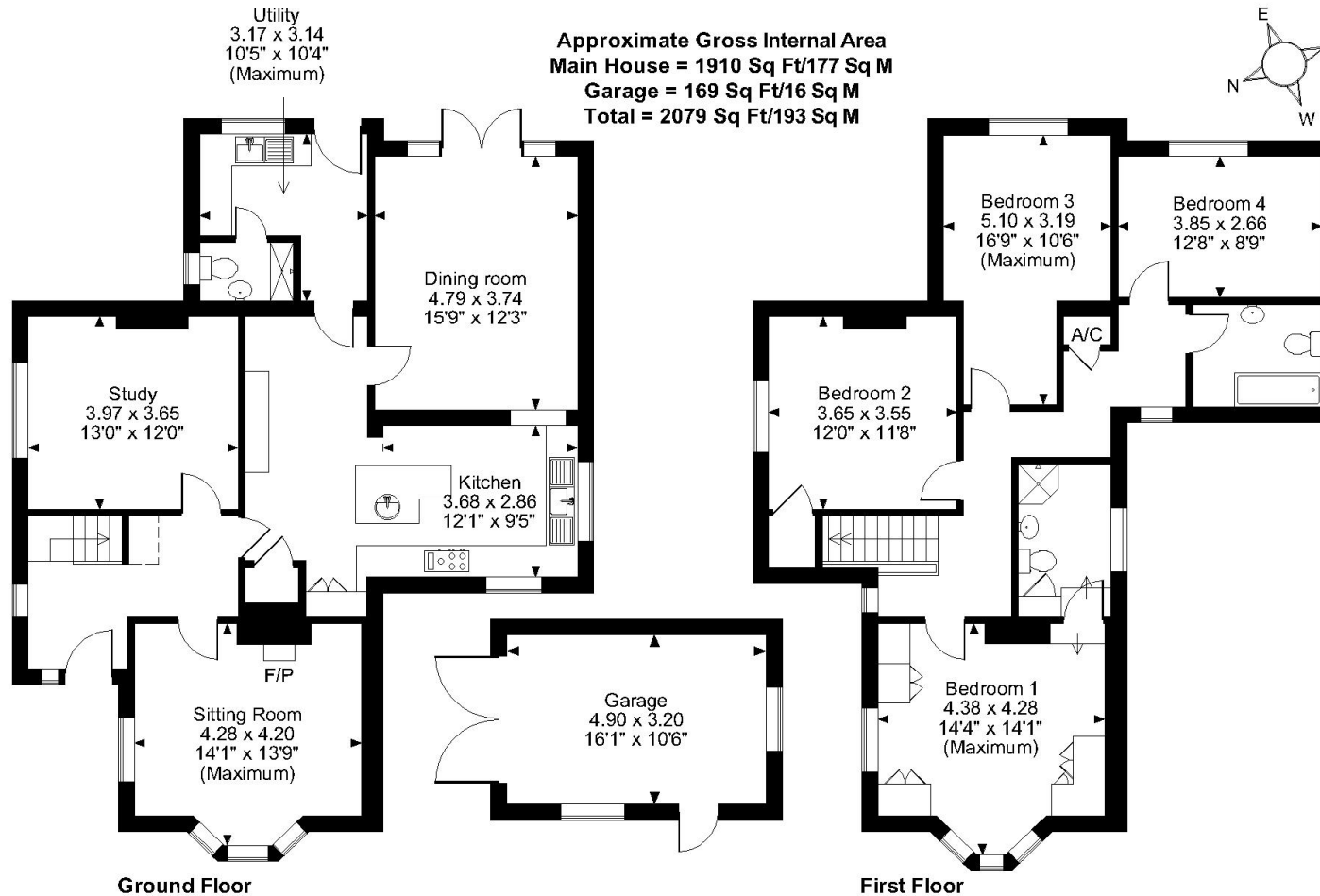
Viewing via Cheshire Lamont Tarporley office.

Directions

What3words : scrambles.eased.struck

From the Broxton roundabout where the A41 Chester Whitechurch Road crosses the A534 Nantwich Wrexham Road proceed north towards Chester on the A41 for approximately ¾ mile taking the first turning right onto Old Coach Road and the driveway for the property will be found immediately on the right hand side.





Ground Floor

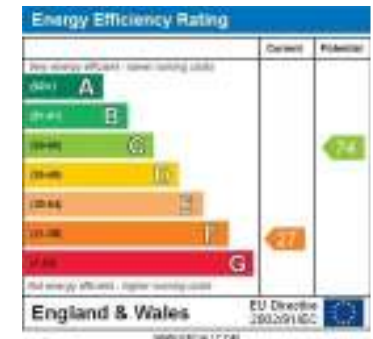
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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