



**CHESHIRE
LAMONT**

Waterfield Road Malpas

4 Waterfield Road

Malpas, Cheshire, SY14 8FG

This attractive detached three bedroom property was recently built by Duchy Homes in 2022 and is situated at the front of their Sandstone Gate Development in Malpas which is within walking distance of the facilities in Malpas and both state Primary and Secondary School.

- Entrance Hall, Living Room, Kitchen Diner, Utility giving access to Cloakroom.
- Master Bedroom with built in wardrobes and Ensuite Shower Room, Two Further Double Bedrooms, Bathroom.
- Open aspect to the front, attractive cottage style gardens, Large Single Garage.

Location

The property is situated within walking distance of Malpas High Street which provides shopping facilities for everyday purposes as well as a doctor's surgery, dentist, dry cleaners and bank. 'The Lion' of Malpas is a quintessential British Inn which has recently been refurbished to provide a delightful bar and restaurant with guest rooms. There is also the added benefit of both primary and secondary schools within walking distance of the property. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire plain and Welsh hills.

Accommodation

The front door sits beneath a storm porch this opens to the **Entrance Hall** which has a staircase rising to the first floor with storage cupboard beneath. Amtico flooring runs throughout the ground floor other than the utility and cloakroom which are tiled. The **Living Room 5.1m x 3.1m** includes a box bay window which overlooks the front. To the rear of the property there is a **Kitchen Diner 4.4m x 3.9m** this has a feature 2.0m x 2.0m window incorporating glazed double doors opening onto the attractive cottage style rear garden. The kitchen is fitted with Shaker style wall and floor cupboards complimented with Silestone work surfaces. Appliances include a four ring ceramic hob with extractor above, integrated double oven including microwave, fridge freezer and dishwasher. The Dining area comfortably accommodate a 6/8 person dining table.

The **Utility Room** is fitted with a sink unit and provides space beneath a Silestone worksurface for a washing machine. The **Utility** gives access to the **Cloakroom** this is fitted with a low level WC and wall mounted wash hand basin.



To the first floor there are three double bedrooms and two bath/shower rooms. The **Master Bedroom 6.6m x 3.1m** overall includes a **Bedroom Area 3.6m x 3.1m** with a dressing area off fitted with two sets of built in double wardrobes and a well appointed **Ensuite Shower Room** beyond. **Bedroom Two 3.1m x 2.7m** overlooks the rear garden. **Bedroom Three 3.1m x 3.1m** overlooks the front which offers views over the surrounding countryside these views can also be enjoyed from the master bedroom. The **Family Bathroom** is fitted with a panelled bath with shower attachment above, wall mounted wash hand basin, low level WC, heated towel rail and a tiled floor.

Externally

A double width driveway provides parking to the front of the **Single Garage 6.0m x 3.0m** this has an electric light and power points. The front garden is laid to a well stocked border and access can be taken along the side of the property to the attractive rear garden which includes a patio area directly accessed from the kitchen with a well stocked garden with flowers beyond which includes borders to three sides and a feature central border. Slate shale pathways sit between the borders for easy maintenance.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office.

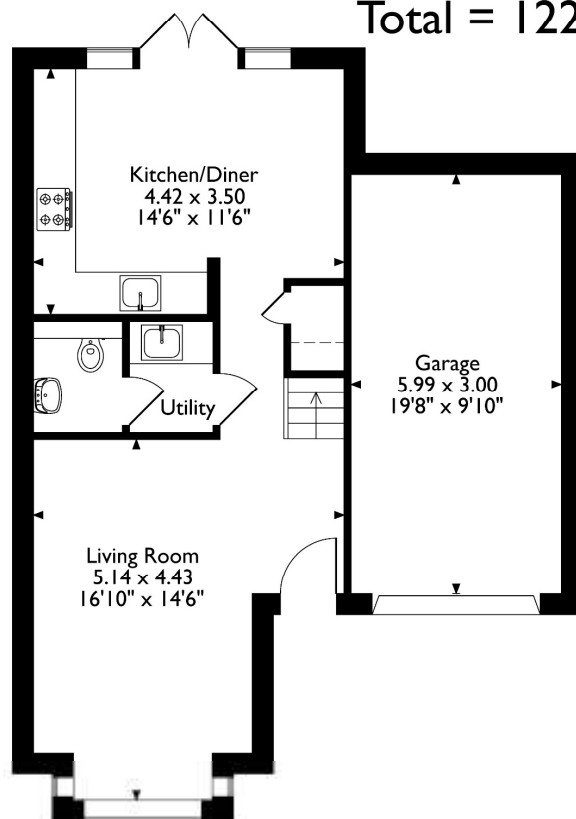
Directions

What3words : limo.attaching.digitally

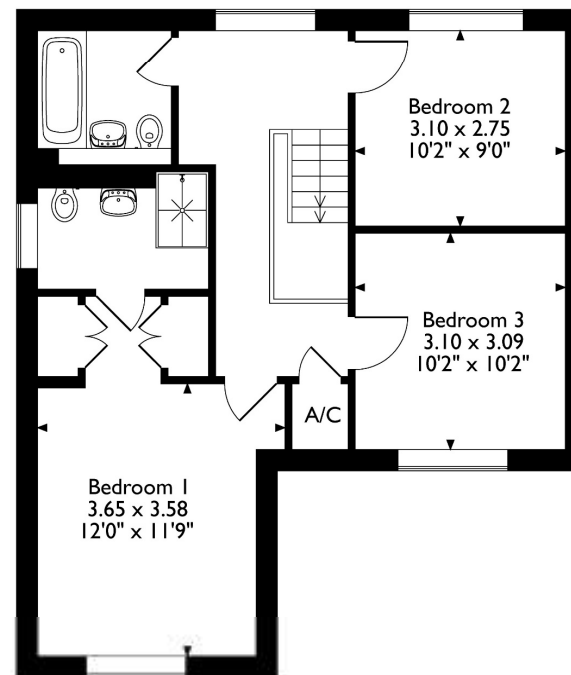
From Malpas High Street proceed up the High Street away from the monument turning right onto the B5069 Chester Road, follow this road for quarter of a mile and Waterfield Road will be observed on the left hand side, turn left into the development and immediately right and the property will be found on the left hand side.



Approximate Gross Internal Area
 Main House = 1033 sqft/96 sqm
 Garage = 194 sqft/18 sqm
 Total = 1227 sqft/114 sqm

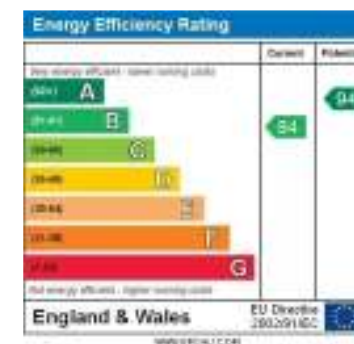


Ground Floor



First Floor

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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