



**Tiresford Close, Tarporley**

**CHESHIRE  
LAMONT**



# 11 Tiresford Close

## Tarporley, CW6 9YL

Conveniently situated within walking distance of Tarporley High Street and overlooking the wildlife area to the front this five bedroom family home benefits from a secluded garden and garaging.

- Reception Hall, well proportioned Living Room, versatile Dining Room/Sitting Room, Kitchen Breakfast Room, Utility, Cloakroom.
- Master Bedroom Suite with Dressing Area and Ensuite Shower, Four Further Bedrooms (one currently utilised as a study), First Floor Family Bathroom, Second Floor Shower Room.
- Overlooking a wildlife area to the front, Parking for four cars, Garaging, secluded and enclosed rear garden.

### Location

Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, veterinary practice, community centre and highly regarded primary and secondary schools. 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

A panelled front door sits beneath a canopied storm porch this opens to the **Reception Hall** which has an oak detailed staircase rising to the first floor with useful **Cloaks/Storage Cupboard** beneath. Off the Reception Hall there is a well proportioned Living Room, versatile Sitting/Dining Room, and Kitchen Breakfast Room to the rear of the property. There is also a **Cloakroom** fitted with a low level WC and pedestal wash hand basin.

The well proportioned **Living Room 6.5m x 3.5m** has a feature contemporary central electric fire, windows overlooking the front garden and a set of glazed double doors opening onto a large patio/entertaining area and rear garden. The versatile **Sitting/Dining Room 3.4m x 3.0m** has a bay window overlooking the front garden and is finished with a timber effect floor which is also in the **Kitchen Breakfast Room 5.0m x 3.8m**.



The kitchen is extensively fitted with gloss wall and floor cupboards complemented with composite stone work surfaces and matching peninsula unit which creates a 3-4 person breakfast bar. Appliances include a 6 burner gas hob with extractor above, there are two integrated fan assisted ovens, dishwasher and wine chiller along with a housing unit for an American style fridge freezer. From the kitchen a set of glazed double doors open onto the patio and rear garden and two velux roof lights let in additional natural light. The **Utility Room** is fitted with additional wall and floor cupboards and a second sink unit, there is an integrated washing machine and space beneath the work surface for a condenser dryer.

There are a total of five bedrooms and three bath/shower rooms to the upper floors. One of the bedrooms on the second floor is currently utilised as a study or alternatively the whole of the second floor could be utilised as a master suite with bedroom, dressing room and shower room.

The generous current **Master Suite 6.5m x 3.5m** overall includes a **Bedroom area 3.9m x 3.5m** with dressing area beyond benefitting from built in wardrobes and a well appointed **Ensuite Shower Room** off. **Bedroom Two 3.4m x 3.0m** overlooks the rear garden and has a built in wardrobe. **Bedroom Three 3.0m x 2.3m** also has a built in wardrobe and overlooks a wildlife area to the front. The **Family Bathroom** is fitted with a panelled bath with shower facility above, pedestal wash hand basin, low level WC and heated towel rail.

On the second floor there are a further two bedrooms and a shower room. **Bedroom Four 5.0m x 3.6m** is a generous double bedroom providing ample space for either free standing or fitted wardrobes. **Bedroom Five/Study 3.5m x 2.5m** could comfortably accommodate a double bed and is currently utilised as a study and is situated adjacent to the **Second Floor Shower Room**.

#### Externally

The property is situated within a small cul-de-sac off Hazelhurst Way and overlooks a wildlife area to the front. A central pathway runs up to the front door with lawned gardens to either side. A double width tarmac driveway runs along the side of the property providing parking for up to four cars to the front of the **Garage 5.1m x 5.0m** this benefits from electric light and power points. The enclosed and secluded rear garden includes a large paved sitting area ideal for alfresco entertaining which can directly be accessed from the kitchen and living breakfast room with lawned gardens beyond and an additional decked sitting area in the far right hand corner.

#### Directions

##### What3words : Waltz.mainland.baseline

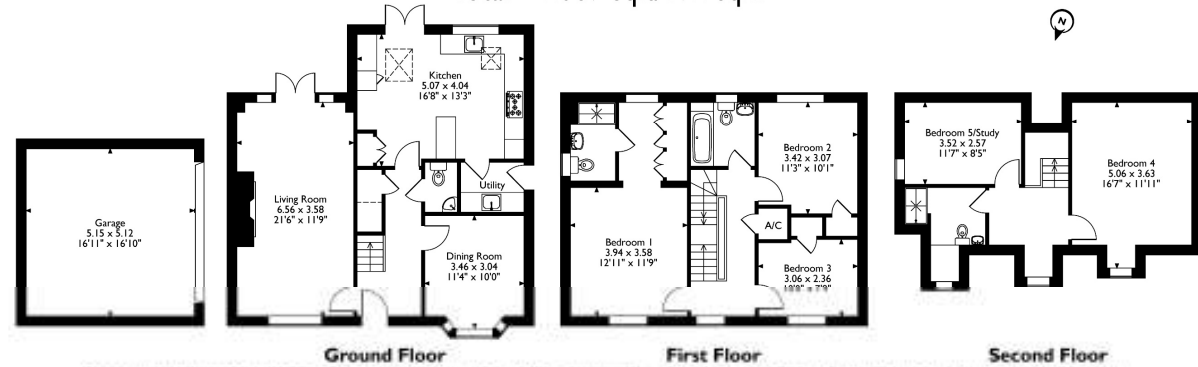
From Tarporley High Street proceed in a southerly direction past the petrol filling station onto Nantwich Road. Turn right into Hazelhurst Way and turn left into Tiresford Close and the property will be found on the left hand side.







Approximate Gross Internal Area  
 Main House = 1787 sqft/166 sqm  
 Garage = 280 sqft/26 sqm  
 Total = 2067 sqft/192 sqm



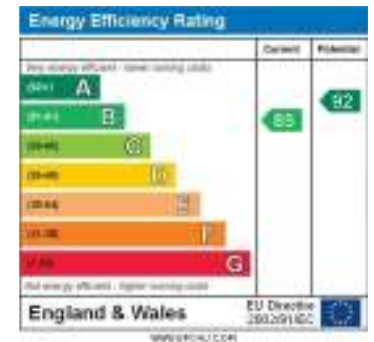
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Services**

Mains water, electricity, gas and drainage. Freehold. Subject to management charge for the communal areas currently set at £180 per annum. The property also has the benefit of a security alarm.

**Viewing**

Via Cheshire Lamont Tarporley office.



**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