

**25 Oak Tree Rise,
Malpas, SY14 7FA**



25, Oak Tree Rise, Malpas, SY14 7FA

Conveniently situated within walking distance of the Schools and the facilities within Malpas village this detached four bedroom property overlooks the village playing field and benefits from a low maintenance garden.

- Entrance Hall, Living Room, Kitchen Diner, Cloakroom.
- Four Bedrooms, Two Bath/Shower Rooms.
- Low maintenance gardens, Single Garage.
- Conveniently situated within walking distance of Malpas High Street.
- Overlooking village playing field.

Location

The prosperous village of Malpas with its bustling High Street, historic church, and the highly sought-after Bishops Heber High School. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills (3 miles) where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as horse riding schools. The historic City of Chester is just 14 miles. Whitchurch 5.5 miles - Wrexham 12 miles - Nantwich 13 miles - Chester 15 miles.

Accommodation

A part glazed panel front door is situated beneath a **Canopy Storm Porch**, this gives access to the Entrance Hall which in turn gives access to the **Living Room 4.5 m x 4.4 m** with window overlooking the front garden and a recessed staircase rising to the first floor.

To the rear of the property there is a **Kitchen Diner 5.6 m x 2.8 m** narrowing to **2.1 m**. This is fitted with gloss fronted wall and floor cupboards and a work surface incorporating a one and a half bowl stainless steel sink unit and four burner gas hob. Further integrated appliances include a fan assisted oven, microwave, fridge freezer and washing machine along with space for a tumble dryer (which could potentially be plumbed for a dishwasher). There is a two person breakfast bar, along with space for an every day dining table. Glazed double doors open onto the rear garden and a tiled floor continues seamlessly into the **Cloakroom** fitted with a low level WC and wash hand basin.

To the first floor there are four bedrooms and two bath/shower rooms (one ensuite). **Bedroom One 3.8 m x 2.7 m** dimensions include built-in wardrobes overlooks the village playing field and benefits from an **Ensuite Shower Room** which includes a low level WC wash hand basin and heated towel rail. **Bedroom Two 2.8 m x 2.7 m** also benefits from built-in wardrobes and overlooks the village playing field. **Bedroom Three 3 m x 2.5 m** has a built-in wardrobe and overlooks the rear garden as does **Bedroom Four 2.2 m x 4 m** maximum dimensions this includes a recess for a freestanding wardrobe. The **Family Bathroom** is fitted with a panel bath with shower facility above low level WC and wash handbasin along with useful shelved storage cupboard.

Externally

To the front of the property a double width driveway provides parking to the front of the integral **Single Garage 4.9 m x 2.6 m**. The front garden is laid to slate chippings for low maintenance purposes. Access can be taken along the side of the property to the enclosed rear garden which includes a large 9m x 3m patio running across the rear elevation of the property and garden area beyond laid to synthetic grass for low maintenance purposes with a border running to the rear elevation. The boundaries are defined with panel fencing.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

Viewing

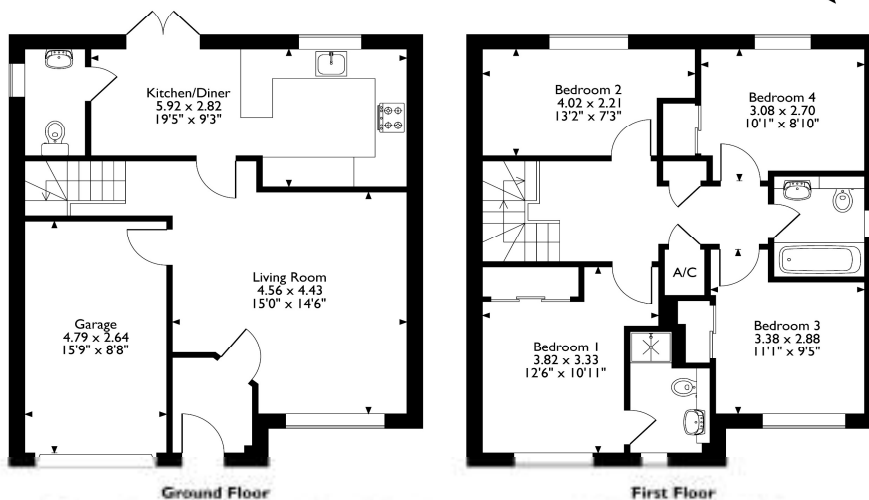
Via Cheshire Lamont Tarporley office.

Directions

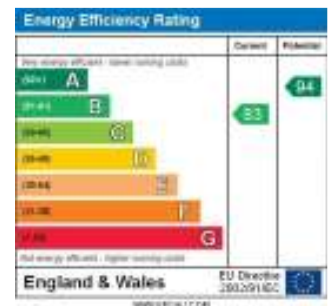
What3words : sector.cardinal.remembers

From The Cross in Malpas head up the High Street towards Tilston taking the first turning left immediately prior to the village playing field into Hughes Lane. Take the first turning right onto Oak Tree Rise and the property will be found after a short distance on the left hand side.

Approximate Gross Internal Area 1248 sqft/116 sqm



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



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