



**CHESHIRE
LAMONT**

Barnmoore Close, Malpas

1 Barnmoore Close

Malpas, Cheshire, SY14 8HR.

Conveniently situated within walking distance of the schools and facilities within Malpas village this detached four bedroom family home benefits from a private corner plot situated at the end of a quiet cul-de-sac.

- Reception Hall, well-proportioned Living Room, Open plan Kitchen Diner with conservatory/garden room off, Utility, Cloakroom.
- Four Bedrooms (Three Doubles), Two Bath/Shower Rooms.
- Single Garage, Secluded corner garden plot.
- Malpas High Street 400m.

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 panelled front door opens to the **Reception Hall 4.8m x 1.8m** and includes a staircase to the first floor, there is a **Cloakroom** off and door to the well proportioned Living Room and Kitchen Diner which in turn gives access to a Conservatory/Garden Room extension. The well proportioned **Living Room 6.1m x 3.5m** has a feature recessed chimney breast (which could be flued for a log burning stove if desired), double doors give access to the Kitchen (which can also be accessed via the reception hall).

The **Kitchen Diner 5.4m x 3.5m** is extensively fitted with wall and floor cupboards these are complimented with timber effect work surfaces which compliment the floors and extend beyond the peninsular unit to create a breakfast bar. Appliances include a four burner gas hob, double oven, dishwasher and fridge (the current vendors have a freezer within the integral garage). Within the Dining Area there is ample space for an 8/10 person dining table, the kitchen is open plan to an everyday **Conservatory/Garden Room extension 2.6m x 2.4m** this overlooks and gives access to the attractive gardens and is finished with a timber effect floor.



There is also a **Utility Room 2.7m x 1.4m** accessed off the kitchen, this is fitted with additional wall and floor cupboards, work surface with sink unit and space beneath the work surface for washing machine and tumble dryer. There is a door to the garden and further door to the integral garage where the current vendors have additional white goods which can be conveniently accessed from the kitchen.

To the first floor there are four bedrooms and two bath/shower rooms (one Ensuite). **Bedroom One 4.4m x 3.9m** overlooks the front garden, includes a large set of freestanding wardrobes and has a generous **Ensuite Shower Room off. Bedroom Two 5.3m x 2.7m** is dual aspect with windows to both front and rear. **Bedroom Three 3.8m x 2.8m** and **Bedroom Four 2.9m x 2.4m** both overlook the rear garden. **Bedroom Four is also utilised as a Dressing Room** and benefits from fitted wardrobes, shelving units and a dressing table. The **Family Bathroom** is fitted with a panelled bath, pedestal wash hand basin and low level WC.

Externally

The property is situated at the end of a small quiet cul-de-sac with a driveway laid to brickette sets provides parking to the front of a **Single Garage 5.5m x 2.7m**. The front garden is principally laid to lawn. Access can be taken along either side of the property to the secluded rear garden which benefits from a corner plot hence giving additional garden area to either side of the property. The gardens are again principally laid to lawn and include a sheltered paved sitting/entertaining area.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office.

Directions

What3words: [degrading.powerful.game.](#)

From the High Street in Malpas passing the Cross on the left hand side, turn right into Chester Road. Shortly after passing Malpas Alport Primary School turn right into Greenfields Lane and first right into Barnmoore Close where the property will be found at the end of the cul-de-sac directly in front of you.

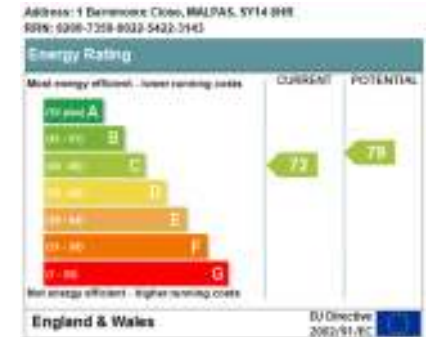




Approximate Gross Internal Area 1625 sqft/151 sqm



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



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CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
 Tarporley
 Cheshire CW6 0UW
 Tel: 01829 730700

5 Hospital Street
 Nantwich
 Cheshire CW5 5RH
 Tel: 01270 624441