



CHESHIRE  
LAMONT

5 Orchard Close, Bunbury

# 5 Orchard Close

Bunbury, CW6 9PZ

Centrally positioned within Bunbury village on a small and quiet cul-de-sac. This delightful, Three Bedroom Detached cottage style property offers attractive, well proportioned, and presented accommodation with delightful gardens backing onto the village playing field.

- Reception hall, living room, sitting/garden room, large open plan kitchen diner, cloakroom, utility room
- Master bedroom with dressing room and well appointed ensuite shower room, to further double bedrooms, family bathroom
- Attractive well stocked gardens backing onto the village playing field, walled courtyard, garden perfect for alfresco entertaining, single garage.

## Location

The property is situated in the highly sought-after Bunbury village within walking distance of Bunbury Village amenities and facilities. There is a primary school in the village and leading secondary schools in the area together with established transport to independent schools both in Shropshire and Cheshire. Bunbury is a traditional village with a strong sense of community enjoyed by both adults and children. The area boasts sport and leisure activities for all, including cricket, hockey, tennis clubs and golf courses nearby. The immediate surrounding countryside offers attractive walks and outstanding views including access to the Sandstone Trail and Bickerton Hills.

## Accommodation

A storm porch sits above the front door. This opens to the reception hall which has a cloakroom off and staircase rising to the first floor with storage cupboard beneath. A Karndean pine effect floor runs throughout the ground floor accommodation. The attractive **Living Room 4.5m x 3.6m** deepens to **4.3m** within a feature box bay window which overlooks the rear garden. An open fireplace has a granite hearth this is fitted with an electric fire but could be fitted with a log burner, if desired. Glazed double doors from the living room open to a delightful **Garden / Sitting Room 3.5m x 3.1m** this is a particularly light and airy room with a large picture window incorporating a glazed door which opens onto the delightful rear garden, a further feature is the 3.5m pitched ceiling. The large **Kitchen Diner 6.8m x 3.2m** is extensively fitted with wall and floor cupboards, a work surface incorporates, a four ring induction hob with extractor above. There is a double oven, microwave, integrated fridge/freezer and dishwasher.



The **Dining Area** comfortably accommodate a 6/8 person every day dining table and larger for an occasion. From the kitchen, a door opens to an attractive walled courtyard side garden with covered walkway which gives access to the **Utility Room**.

#### **First Floor Accommodation**

To the first floor there are three Double Bedrooms and Two Bath/Shower Rooms. The **Master Bedroom Suite** benefits from a generous **Bedroom Area 3.6m x 3.5m** with **Dressing Room off 2.9m x 2.2m**. This is fitted with built-in double wardrobes and in turn gives access to a well appointed **En-Suite Shower Room 2.7m x 1.6m**. This is fitted with a large shower facility with fixed walk around shower screen, wall mounted, wash, hand basin, low-level WC, heated towel rail, and heated tile floor. **Bedroom Two 3.6m x 3.5m** is a further generous double bedroom which overlooks the rear garden and village playing field beyond. **Bedroom Three 3.2m x 3.2m** is L shaped and doubles up as a **Home Office** for the current vendors. The **Family Bathroom** is fitted with a panel bath with mixer tap, serving a showerhead above, pedestal wash, hand basin and low-level WC.

#### **Externally**

To the front of the property a driveway laid to briquette sets provides parking to the front of the **Single Garage**, to the rear of the garage access can be gained to the **Utility Room 2.6m x 1.5m**. This is fitted with kitchen cupboards and a worksurface incorporating a stainless steel sink unit, beneath the worksurface. There is space for a tumble dryer and plumbing for a washing machine. A door from the utility room gives access to a walled courtyard with covered walkway/porch to the kitchen door. The gardens to the front of property have been laid to gravel for low maintenance purposes and include box hedging for aesthetic purposes. The formal garden is a particularly attractive feature being principally laid to lawn, incorporating mature well-stocked borders, providing a variety of colour. The garden backs onto the village playing field and also incorporates a paved patio area which can be directly accessed from the garden room. To the rear of the property there is an attractive walled courtyard which is paved and where the current vendors have a table for alfresco entertaining.

#### **Services / Tenure**

Mains water, electricity and drainage. Air source central heating system / Freehold

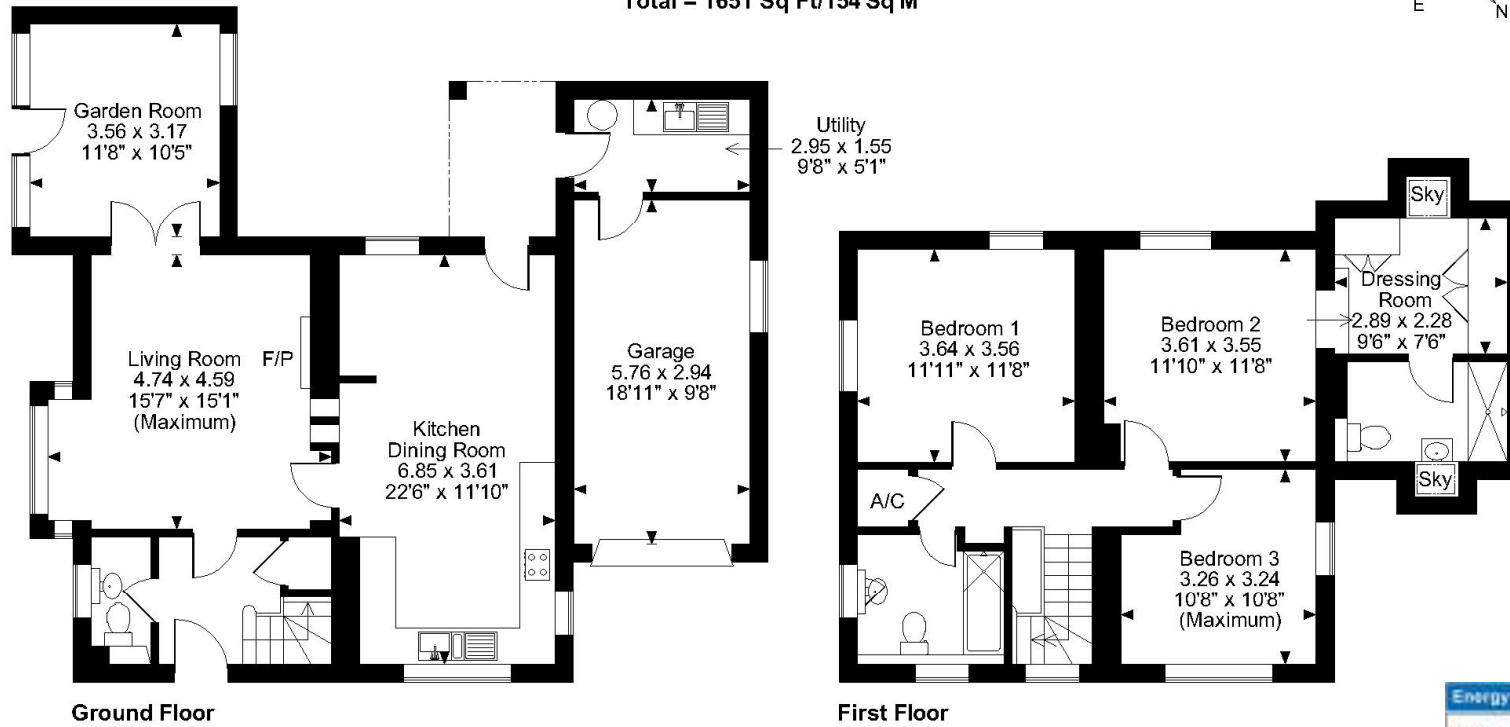
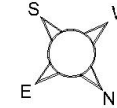
#### **Directions**

What 3 Words - [inspects.marsh.decoding](https://www.inspects.marsh.decoding)

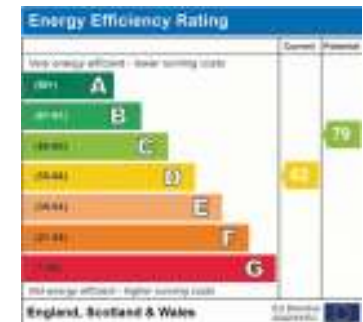
From the centre of Bunbury village passing the CO-OP on the right hand side turn right immediately after the Nags Head pub in the centre of the village into Wyche Lane and then first right into Orchard Close and the property will be found on the left hand side.



Approximate Gross Internal Area  
 Main House = 1416 Sq Ft/132 Sq M  
 Garage and Utility = 235 Sq Ft/22 Sq M  
 Total = 1651 Sq Ft/154 Sq M



**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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