



CHESHIRE
LAMONT

Bunbury, Nr. Tarporley

3 Orchard Close, Bunbury, Tarporley, Cheshire, CW6 9PZ

Centrally positioned within Bunbury Village on a small and quiet cul-de-sac this delightful three bedroomed cottage style property offers attractive well proportioned and presented accommodation with delightful gardens backing onto the village playing field.

- Centrally positioned within walking distance of the facilities within Bunbury village.
- Reception Hall, Living Room, Kitchen Diner with Study/Reading Area off, Utility Room/Rear Porch, Cloakroom.
- Master Bedroom with Dressing Room and Ensuite Bathroom, Two Further Double Bedrooms, Family Bathroom.
- Attractive well stocked gardens secluded to the rear and backing onto the village playing field, Single Garage.
- Green friendly Air Source central heating system.

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 solid timber front door sits beneath a **Storm Porch** this opens to the **Reception Hall** with staircase rising to the first floor and **Cloakroom** off fitted with a low level WC, pedestal wash hand basin and cloaks cupboard.

The attractive **Living Room 4.5m x 3.6m** has a central ornamental fireplace fitted with an electric fire with marble surround and hearth. A set of glazed double doors overlook and open onto the cottage style rear garden. The Living Room gives access to an open plan **Kitchen Diner 4.7m x 3.2m** with **Reading/Study Area Off**.

Prospective purchasers, subject to Building Regulations consent, could create a stunning open plan 6.8m x 3.2m Kitchen Dining Family Room by incorporating the Study/Reading area and Utility Room. Then relocating the Utility Room to a store room at the back of the garage which can be accessed adjacent to the back door (note floor plan).



The Kitchen is extensively fitted with wall and floor cupboards, these are complemented with timber effect work surfaces. Appliances include a four ring electric hob set within a granite surround with oven beneath and an extractor above. There is an integrated undercounter fridge and dishwasher, a tiled floor runs throughout the kitchen and continues into the **Study/Reading area 2.0m x 2.0m** which overlooks the rear garden. There is also the **Utility Room/Rear Porch** this is fitted with additional wall and floor cupboards, has a sink unit, plumbing for a washing machine and space for a free standing fridge freezer along with a door giving access to the rear garden.

To the first floor landing there are three double bedrooms and a bathroom. The large **Master Bedroom suite 6.8m x 3.6m** overall includes a generous **Double Bedroom 3.6m x 3.6m** which overlooks the rear garden and village playing field. Steps from the bedroom lead down to a **Dressing Room 2.8m x 2.1m** which benefits from built in double wardrobes with an **Ensuite Bathroom** off fitted with a panelled bath, shower enclosure, pedestal wash hand basin, low level WC and heated towel rail.

Bedroom Two 3.6m x 3.6m has two sets of built in double wardrobes and also overlooks the rear garden and village playing field beyond. **Bedroom Three 3.2m x 3.1m** overlooks the front garden. The **Family Bathroom** is fitted with a panelled bath with shower facility above, pedestal wash hand basin and has a low level WC. Off the landing there is access to the **boarded loft space** providing storage with shelving easily accessible via a built-in folding ladder.

Externally

A driveway laid to sets provides parking to the front of the Single Garage. The front garden is principally laid to lawn and includes well stocked borders. A pathway runs down the side of the property to the attractive enclosed cottage style south east facing rear garden this includes a **9.2m x 2.25m patio** which can be directly accessed from the living room and utility room off the kitchen. Beyond the path there are formal gardens which include a retaining wall with stocked borders. There is a useful brick built **Garden Store 2.9m x 1.6m** which could be converted for a Utility Room if prospective purchasers which to enlarge the kitchen. This gives access to a **Garage 5.6m x 2.9m**.

Services/Tenure

Mains water, electricity, drainage, Air Source central heating system. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

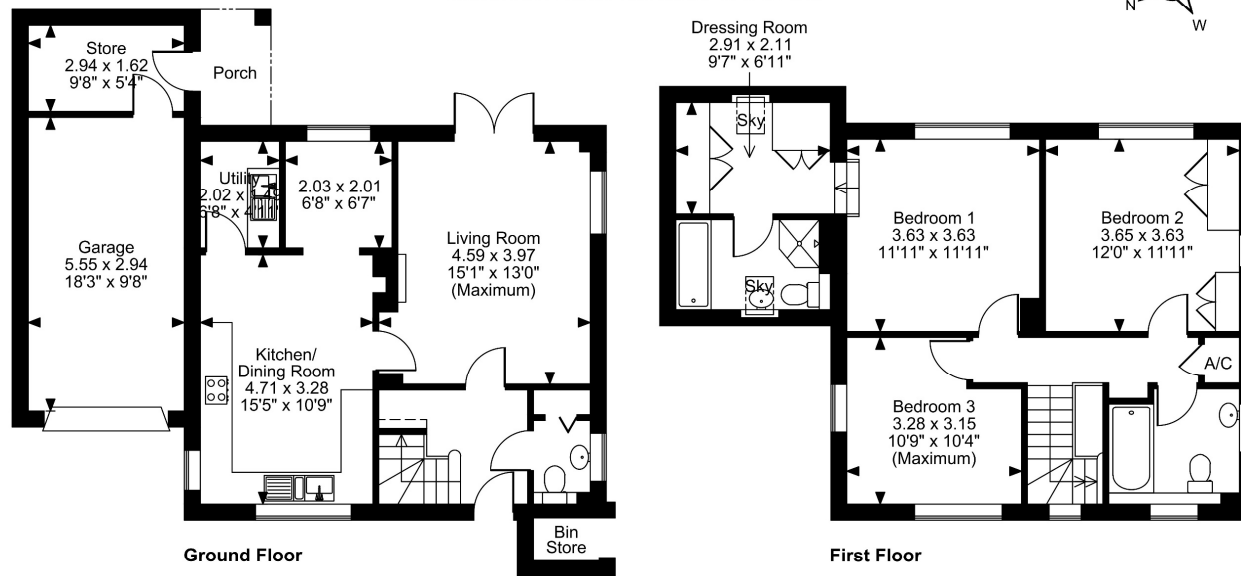
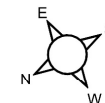
What3words : softest.spans.walts.

From the centre of Bunbury village passing the Co-Op on the right hand side turn right immediately after the Nags Head 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.

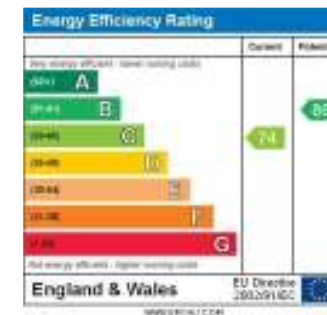




Approximate Gross Internal Area
Main House = 1197 Sq Ft/111 Sq M
Garage = 176 Sq Ft/16 Sq M
Store = 51 Sq Ft/5 Sq M
Total = 1424 Sq Ft/132 Sq M
 Quoted Area Excludes 'External Bin Store & Porch'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
 © ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8648522/SKL



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

www.cheshirelamont.co.uk

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

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