



CHESHIRE
LAMONT

Tattenhall, Nr. Chester

12 Rean Meadow

Tattenhall, Nr. Chester, CH3 9PU

Conveniently situated within walking distance of the facilities within Tattenhall village, this stunning three bedroom town house has been reconfigured and upgraded to a particularly high specification creating a delightful family home with alfresco entertaining facility.

- Reception Hall with glass balustrades throughout, Open plan Kitchen Dining Family Room with bi-fold doors to garden, Utility Room, Cloakroom.
- First Floor Living Room, Master Bedroom with Ensuite Shower Room, Guest Bedroom Suite with Ensuite Shower Room, Large Third Double Bedroom, Family Bathroom.
- Driveway providing parking for two cars nose to tail, stunning enclosed low maintenance rear garden with glass roofed alfresco entertaining facility.

Location

The property is situated in Tattenhall, a characterful Cheshire village, which provides a grocery store, chemist, post office, three pubs, nursery school and a variety of small stores. Central to the village and village life is the Church which dates back to Norman times. There is also the Victorian Barbour Institute which prides itself on offering numerous courses and activities. The well-regarded primary school is also situated just off the high street, the larger villages of Tarporley and Malpas have further shopping facilities and are just ten to fifteen minutes' drive away, alternatively Chester City Centre is readily accessible. On a recreational front, the village has a sports club providing a gym, cricket, football, running, racquet ball, squash, tennis and netball sections, with rugby and hockey clubs as well as six golf courses within fifteen minutes' drive, delightful walks can be enjoyed on the Peckforton and Bickerton Hills.

Accommodation

A glazed panel front door opens to the **Reception Hall** this has a staircase rising to the first floor with "clever closet" understairs storage drawers beneath as well as a useful storage cupboard, this is in addition to a cloaks cupboard. Radiators are fitted throughout the ground and first floor accommodation and a tiled floor within the reception hall continues into the **Utility Room** and **Kitchen Dining Family Room**. A well appointed **Cloakroom** is fitted with a low level WC and wall mounted wash hand basin.

The spacious 'L' shaped **Kitchen Dining Family Room** 6.3m x 4.9m offers attractive views over the rear garden. The kitchen was refurbished in 2024 and includes fitted wall and floor cupboards complimented with quartz work surfaces which extend into a breakfast bar.



Appliances include a four ring ceramic hob with extractor above, Neff double oven, microwave combi oven, integrated Neff dishwasher and a fridge freezer. There is also a seven bottle wine chiller. The **Dining/Family area** comfortably accommodates a 6/8 person dining table along with space for a sofa and easy chairs. A set of bi-fold doors give access to a covered alfresco entertaining area with the gardens beyond.

The **Utility Room 2.6m x 1.7m** is also extensively fitted with storage cupboards including a housekeepers cupboard, built in Neff freezer and there is also space for a stack system washing machine and tumble dryer. To the **First Floor** there is an attractive well proportioned **Living Room 5.0m x 4.0m** fitted with a bespoke handmade dresser/book shelves providing open shelving with storage cupboards beneath. **Bedroom One 5.0m x 3.3m** overlooks the front garden and benefits from built in wardrobes and a well appointed **Ensuite Shower Room**.

To the **Second Floor** there are a further two double bedrooms. **Bedroom Two 5.0m x 2.4m** has fitted wardrobes and matching dressing table along with a well appointed **Ensuite Shower Room**. **Bedroom Three 5.0m x 3.4m** has fitted wardrobes and overlooks the rear. The **Bathroom** is fitted with a 'P' shaped panelled bath with shower facility above, wall mounted wash hand basin, WC with enclosed cistern, radiator and is finished with travertine tiling to the floor and walls which include recessed lit display shelving.

Externally

A tarmacadam driveway provides off road parking for two cars (nose to tail) with pathway to the side of the drive leading to the front door. There is an EV charging point available at the front of the property.

The stunning low maintenance enclosed rear garden can be accessed via the bi-fold doors within the Kitchen Dining Family Room, this has been designed for alfresco entertaining and includes a **5m x 3m glass roofed Entertaining Area** and finished on the ground with non slip tiles supplied by 'Clay and Rock' of Tattenhall. Astro turf is laid beyond the entertaining area for low maintenance purposes and this is edged with stocked borders and sympathetic screening to provide privacy from the neighbouring properties.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

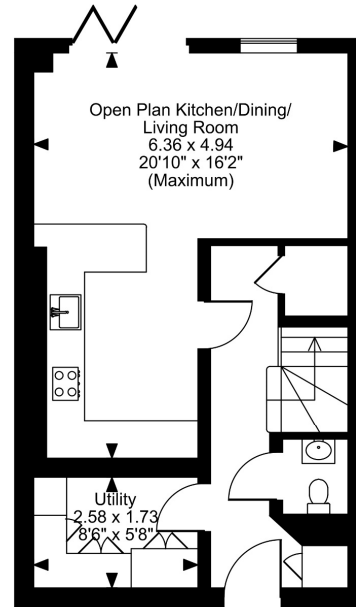
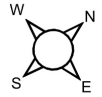
What3words : speeded.weddings.tungston

From the High Street in Tattenhall proceed up the High Street turning left into Chester Road immediately after The Letters Inn public house and follow the road round to the right onto Tattenhall Road passing the village playing field on the left hand side. Shortly after turn right into Park Avenue and first Right into Rean Meadow. Proceed up Rean Meadow following the road round to the right and the property will be found on the right hand side.

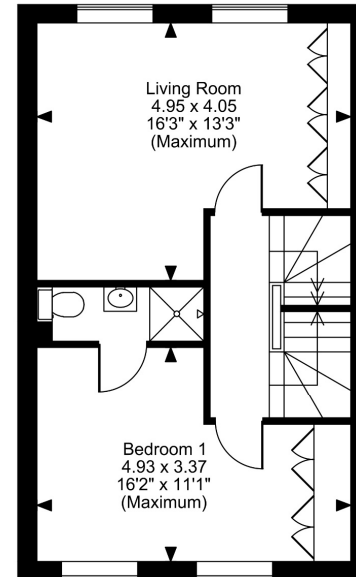




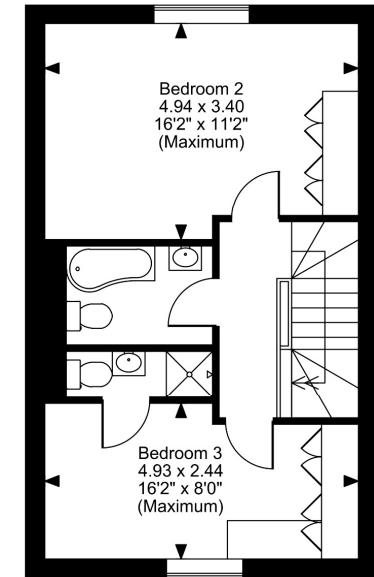
Approximate Gross Internal Area
1306 Sq Ft/121 Sq M



Ground Floor



First Floor

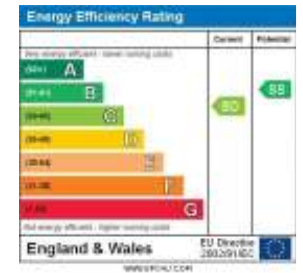


Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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