



CHESHIRE
LAMONT

Greenlands, Tattenhall, Chester

53 Greenlands, Tattenhall, CH3 9QX

Conveniently situated within walking distance of the facilities within Tattenhall village, this well presented four/five bedroom family home has been significantly extended and benefits from a south facing rear garden.

Star Items

- Reception Hall, Living Room, Dining Room, extended Kitchen Breakfast Room (external utility/boiler room).
- Three Ground Floor Double Bedrooms, Two with Ensuite Shower Rooms, Family Bathroom.
- Two versatile first floor Bedrooms along with large landing area currently utilised as a Study.
- Low maintenance front garden, ample parking, single garage, secluded south facing rear garden.

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 Barber 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 recessed front door opens to a spacious and welcoming **Reception Hall** which includes a large **Cloaks/Storage cupboard**. A staircase rises to the first floor bedrooms, oak effect flooring runs throughout and continues seamlessly into the well proportioned **Living Room 5.7m x 3.4m widening to 3.9m** this is fitted with a Clearview log burning stove and has a 3.4m wide picture window incorporating glazed double doors opening onto the south facing rear garden. A set of double doors from the living room give access to the **Dining Room 3.5m x 3.0m** this also overlooks and gives access to the south facing rear garden via a large picture window with glazed double doors. A 1.3m x 1.0m opening formally a window allows natural light to flood into the large extended **Kitchen Breakfast Room 6.8m x 4.2m** narrowing to 3.2m.



The Kitchen is well appointed with modern wall and floor cupboards (refitted 2021) along with matching centre island which provides a four person breakfast bar complimented with quartz work surfaces. Appliances include a washer dryer, four ring induction hob with extractor above, fan oven and combi microwave, integrated dishwasher, larder fridge and larder freezer. A set of glazed double doors open onto a patio and the rear garden creating an attractive alfresco entertaining area. Externally accessed to the side of the garage there is a **Boiler/Utility Room 2.3m x 2.2m** with space for washing machine and tumble dryer.

Bedroom One 4.4m x 2.8m has glazed double doors opening onto and overlooking the rear garden. Free standing wardrobes include an electric heater to serve as a laundry cupboard if desired. The well appointed **Ensuite Shower Room** was refitted in 2020 with a large shower facility, wash hand basin with storage cupboards beneath, low level WC with enclosed cistern, heated towel rail and a tiled floor. **Bedroom Two 3.9m x 2.9m** benefits from fitted wardrobes and has a dressing table along with well appointed **Ensuite Shower Room**. **Bedroom Three 3.9m x 2.9m** also benefits from fitted wardrobes. The **Family Bathroom** was refitted in 2022 and includes a large panelled bath, wash hand basin with storage cupboard beneath, low level WC with enclosed cistern, heated towel rail and tiled walls.

To the first floor there is a large area **4.0m x 1.8m** (limited head room) which the current vendors utilise as a **Study area**. The Landing gives access to two further versatile bedrooms. **Bedroom Four 6.0m x 3.0m overall** (note floor plan) and **Bedroom Five 4.0m x 3.0m** dimensions include under eaves wardrobes this room could alternatively be utilised as a study or nursery or dressing room for bedroom four.

Externally

A tarmacadam driveway provides parking for a number of cars as well as giving access to a Single Garage 5.1m x 2.7m with automated roller shutter door. The front garden has been landscaped for low maintenance purposes. The enclosed south facing rear garden is principally laid to lawn enclosed with panelled fencing to the rear and side boundaries softened with laurel hedging. A large patio and decked sitting area provide outside entertaining space.

Tenure. Freehold.

Services. Mains water, electricity, gas and mains drainage.

Viewing. Through Cheshire Lamont Tarporley office on 01829 730700.

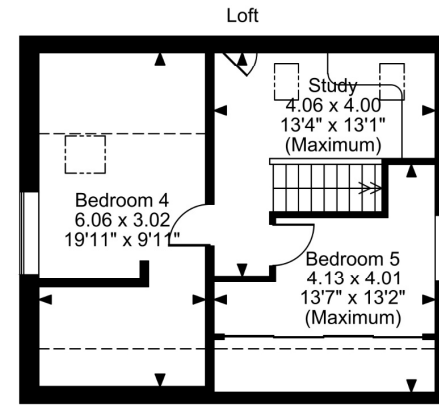
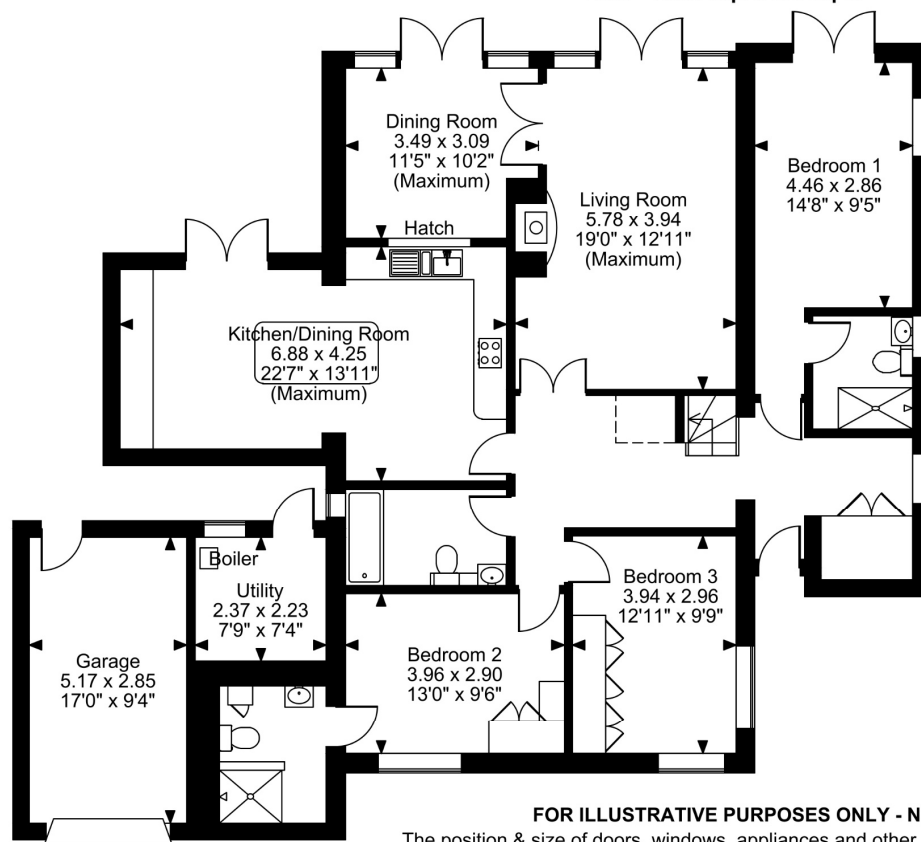
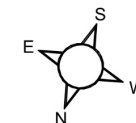
Directions

What3words : users.unhelpful.icon From the centre of Tattenhall village proceed up the High Street passing the village shop on the left hand side turning left onto Tattenhall Road. Follow the road round to the right passing the village playground. Proceed past the turning for Oaklands Avenue taking the next turning left into Greenlands. Having entered Greenlands take the second turning on the right and the property will be found after the first left hand bend on the left hand side.





Approximate Gross Internal Area
Main House = 1896 Sq Ft/176 Sq M
Garage = 159 Sq Ft/15 Sq M
Total = 2055 Sq Ft/191 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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