



Little Budworth, Tarporley



17 St. Peters Drive

Little Budworth, Tarporley
CW6 9BZ

This detached four-bedroom bungalow has been significantly extended and modernised over recent years creating a well-proportioned family home set within a generous garden plot (south facing to the rear) overlooking fields beyond.

- Detached bungalow situated within a quiet Cul-de-sac overlooking fields
- Reception hall, plan living/dining room, extended kitchen dining family room, utility, two cloak rooms.
- Four versatile double bedrooms, Family bathroom.
- Generous south facing gardens, garaging

Location

Little Budworth is a small village situated within a short drive from Tarporley with both The Egerton Arms and Red Lion Public Houses just a few minutes' walk away and the well renowned Hollies Farm Shop approximately a mile away from the property. The property offers easy access to a host of recreational outlets and particularly for those with equestrian interests. Delamere Forest is just three and a half miles and Little Budworth Country Park is less than a mile from the property and with a number of highly regarded golf clubs within five miles and a host of sports clubs within a ten mile radius.

Accommodation

A glazed panel front door opens to the **Entrance Hall**. This has a cloaks and boot cupboard as well as a **Cloakroom** fitted with a low-level WC and pedestal wash handbasin. The extended living accommodation is situated to the rear of the property overlooking the large south facing rear garden and open countryside beyond.

The well-proportioned **Living/Dining room 6.8m overall** includes a **Dining area 3.8m x 2.8m** with the **Living area beyond 3.8m x 3.6m** which has a large picture window overlooking the gardens. The magnificent **Kitchen Breakfast/Family Room** was extended and refitted in 2020. This included a large feature roof lantern within the extension. Modern wall and floor cupboards were fitted along with a matching central island which provides a five-person breakfast bar. Appliances include a four-ring induction hob with extractor above, integrated double oven, microwave, fridge freezer, and dishwasher. There is additional space for easy chairs and a coffee table or alternatively a 6/8 person dining table.



The **Kitchen** has a set of glazed double doors opening onto a deck sitting/entertaining area with formal gardens beyond. Off the kitchen there is a **Utility Room** fitted with additional wall and floor cupboards as well as providing space for a washing machine and tumble dryer beneath the work surface. Off the utility room there is a second **Cloakroom** fitted with a further low-level WC and wash handbasin.

There are **Four Double Bedrooms** accessed from the hallway and a well-appointed **Bathroom** refitted in 2022. **Bedroom One 4m x 3.4m** benefits from fitted wardrobes, overlooking the front garden and has a communicating door with the **Family Bathroom**. **Bedroom Two 4.8m x 2.6m** has a built-in double wardrobe and communicating door with one of the **Cloakrooms**. **Bedroom Three 3.8m x 3.2m** and **Bedroom Four 3.6m x 2.5m** are both versatile and could be utilised as home offices or playrooms if desired. The well-appointed **Family Bathroom** is fitted with a panel bath, separate shower enclosure, wash handbasin with storage cupboards beneath, low level WC and heated towel rail.

Externally

A double-width driveway provides parking to the front of the garages. The front garden is principally laid lawn. Access can be taken along the side of the property to the attractive secluded **South Facing Rear Garden**. This includes a large decked sitting/entertaining area which can be directly accessed from the kitchen. The decked area has steps leading up to a covered spa area fitted with a **4.5m x 2.3m Swimspace current hot tub**. Beyond the decking the gardens are principally laid to be lawn, edged with mature shrubs and overlook farmers fields to the rear boundary.

Directions

What3words: tower.templates.limped

Although not the shortest, the most straightforward route to the property is to proceed in a northerly direction from Tarporley up the A49 for three miles turning right opposite the garden centre at Oakmere onto Old Coach Road signposted Oulton Park. Proceed to the end of Old Coach Road and at the T junction opposite the lodge gates to Oulton Park turn left for Little Budworth, follow the road into Little Budworth Village and at the sharp left hand bend turn right into Well Lane and immediately right again into St Peters Drive.

Services/Tenure

Mains water, electricity, and drainage are connected. Air source heat pump central heating. Freehold,

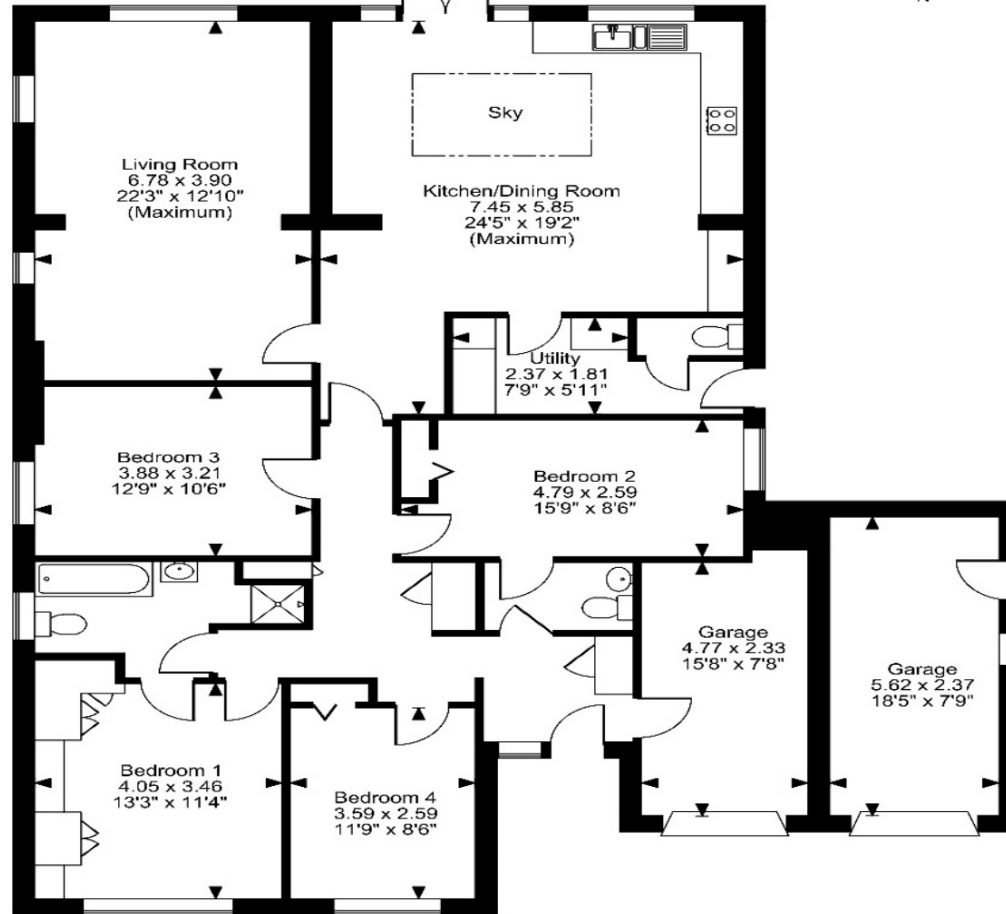
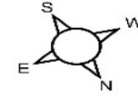
Viewing:

Strictly by appointment through Cheshire Lamont's Tarporley Office 01829 730700





Approximate Gross Internal Area
Main House = 1588 Sq Ft/148 Sq M
Garage = 281 Sq Ft/26 Sq M
Total = 1869 Sq Ft/174 Sq M



Ground 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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Score	Energy rating	Current	Potential
92+	A		100%
81-91	B		80%
68-90	C		
55-68	D		
38-54	E		
21-38	F		
1-20	G		

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.

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