



Conveniently situated within walking distance of Malpas village amenities being within 100 metres of the High Street this large 4 Bedroom Semi-Detached property has been significantly extended and comprehensively renovated to create a delightful family home providing in excess of 2000 sq ft of family accommodation.

- Large central Reception Hall, 3 well-proportioned Reception Rooms.
- 7 m Kitchen Breakfast Room extension to the rear with bi-folding doors to Garden, Utility Room and Cloakroom.
- Master Bedroom with Dressing Room and En-suite Shower Room, Guest Bedroom Two with En-suite Shower Room, 2 further Double Bedrooms, Family Bathroom.
- Landscaped gardens to both front and rear, off road parking.

Location

The prosperous village of Malpas with its bustling High Street, historic church and the highly sought-after Bishops Heber High School. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills (3 miles) where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as horse riding schools. The historic City of Chester is just 14 miles. Malpas Village centre 200 meters - Whitchurch 5.5 miles Wrexham 12 miles - Nantwich 13 miles - Chester 15 miles.

Accommodation

Steps lead up to a storm porch with feature original panelled leaded light front door opening to a spacious 6.2m central **Reception Hall**, this gives access to three well-proportioned Reception Rooms (all with feature 2.7m ceiling heights), a large Kitchen Breakfast Room to the rear and a Utility Room with Cloakroom off. One of the two well-proportioned front **Reception Rooms 3.9m x 4.3m** includes a feature bay window offering far reaching views towards North Shropshire, there is also a central fireplace fitted with a slate hearth and fire back, the **Second Reception Room to the front 4.1m x 3.5m** is a further light and airy room benefitting from windows to two elevations. In addition there is a **Family Room to the rear 3.6m x 3.6m** which is



open plan to the **Large 7.7m Kitchen Breakfast Room** extension running across the rear elevation which benefits from six roof lights and bi-folding doors which let in an abundance of light. The Kitchen is fitted with shaker style wall and floor cupboards complimented by timber work surfaces which incorporate a sink unit and extend beyond the floor units on the peninsular unit to create a 3 person breakfast bar. Appliances include a range cooker with five burner gas hob and double oven with extractor above, there is also a integrated fridge/freezer, dishwasher and wine chiller, within the generous **Dining Area** which is open plan to the Family Room (earlier mentioned) there are bi-folding doors which open onto large paved **Sitting/Entertaining Area** with lawned gardens beyond. Adjacent to the Kitchen is the **Utility Room 3.5m x 1.7m** this is fitted with additional units with work surface above incorporating a second sink unit and space beneath for a washing machine and tumble dryer. There is also a door to the garden and **Cloakroom** which is fitted with a low level WC and wash hand basin.

To the First Floor and attic conversion, there are four Double Bedrooms, 2 En-suite, the **Master Bedroom 4.3m x 3.5m** offers far reaching views towards North Shropshire and benefits from a walk in **Wardrobe/Dressing Room** and a well-appointed **En-suite Shower Room**. **Bedroom Three 4.3m x 3.5m** also benefits from the far reaching views towards North Shropshire via a large feature bay window. **Bedroom Four 3.6m x 3.5m** is a further generous Double Bedroom situated to the rear of the property, the well-appointed **Family Bathroom** is fitted with a P-shaped bath with mixer tap serving shower facility above, there is a pedestal wash hand basin, low level WC and heated towel rail. To the second floor there is a spacious **Guest Bedroom Two/Teenage Suite 4.7m x 3.5m** with a further well-appointed **Shower Room** off. Off the second floor landing there is an easily accessible boarded roof space approximately 3.5m x 3.7m which is ideal for suitcase and Christmas decoration storage.

Externally

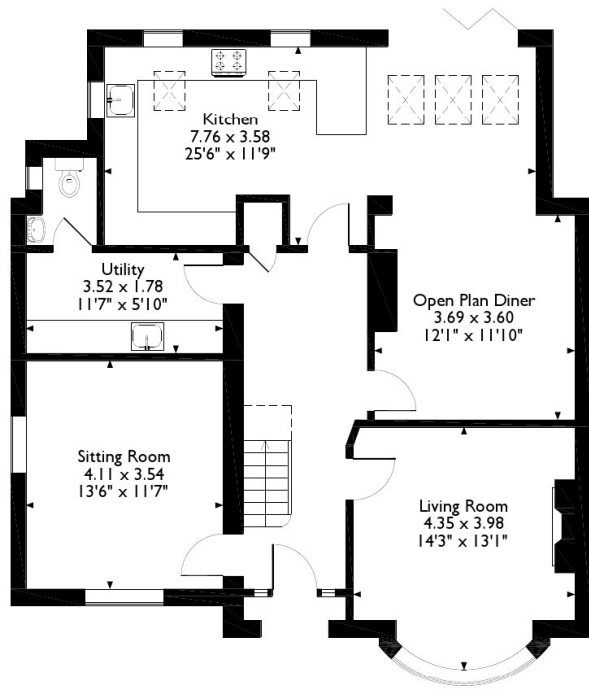
A driveway initially laid to briquette and edged with sleeper retaining walls leads onto a driveway laid to slate chippings providing parking and turning space, the front garden is particularly generous and principally laid to lawn. Access can be taken to the side of the property to a large patio area at the rear with direct access available from the Kitchen Breakfast/Family Room creating the perfect al fresco Entertaining Space. Steps lead up onto a lawned garden area beyond with a further paved Sitting area accommodating a large Summer House.

Directions

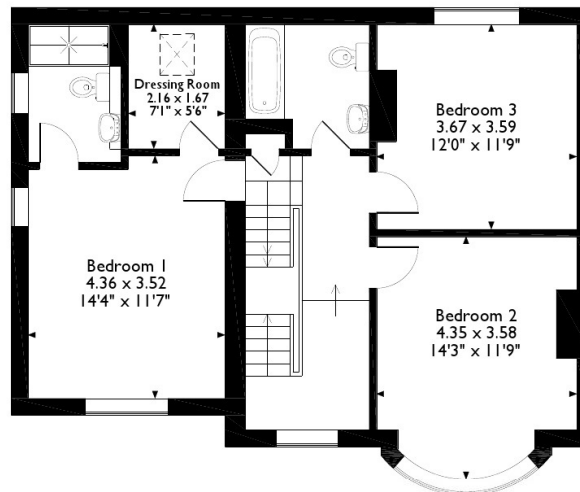
From the centre of Malpas proceed up the High Street, turn right into Chester Road, proceed over the zebra crossing and the property will be observed immediately after the primary school.



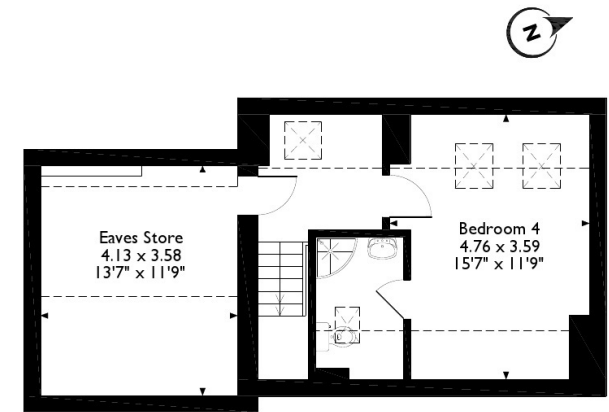
Approximate Gross Internal Area
2084 sqft/193 sqm



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Services (Not tested)/Tenure Mains Electricity, Water, Drainage, Gas Central Heating/Freehold.
Viewings Strictly by appointment with Cheshire Lamont Tarporley.

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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