



**CHESHIRE
LAMONT**

Alraham, Nr. Tarporley

7 Chester Road

Alraham, Nr Tarporley, CW6 9JH

Situated in the rural hamlet of Alraham which is conveniently positioned for facilities in the villages of Bunbury and Tarporley or alternatively Nantwich Town centre. This detached 4/5 bedroomed family home offers versatile accommodation with three bath/shower rooms and a single garage.

- New build 4/5 bedroom property with 10 Year NHBC Warranty.
- Reception Hall, Cloakroom, Living Room, 7.8m Kitchen Dining Family Room, Utility Room.
- 4 First Floor Double Bedrooms, 3 Bath/Shower Rooms.
- Versatile Second Floor 5th Bedroom 30sqm (320 sqft) which could alternatively be utilised as a Teen Room/Home Office or Games Room.
- Integral Single Garage, Principally lawned gardens to the rear.
- Bunbury 2 miles, Tarporley 3 miles , Nantwich 7 miles.

Location

7 Chester Road is in the village of Alraham which is situated within 3 miles of the popular village of Tarporley, 12 miles from Chester City centre and 7 miles from Nantwich. Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants, and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, veterinary practice, community centre, and highly regarded primary and secondary schools. A regular bus service is available from Alraham that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The village is located within the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles. Alraham is conveniently situated just off the A51 which provides links to the M53, M56, M6, A556, and A500, allowing the commuter access to a number of commercial destinations including Chester, Warrington, Liverpool, Manchester, Crewe, and the Potteries. Crewe railway station is situated within 14 miles and provides a service to London Euston within 1 hour 40 minutes.



Accommodation

The front door opens to a **7.6m Reception Hall** finished with a lookalike timber effect floor, staircase rising to first floor with storage cupboard beneath and **Cloakroom** off fitted with a low level WC, wash hand basin and heated towel rail.

To the front of the property there is well proportioned **Living Room 5.2m x 3.3m** to the rear of the property there is a spacious **Kitchen Dining Family Room 7.8m x 2.9m**. The Kitchen area is fitted with Shaker style wall and floor cupboards complimented silestone work surfaces which extend into a peninsular unit creating a breakfast bar, there is a four ring induction hob with extractor above, integrated fan assisted oven, microwave, dishwasher and fridge freezer. Within the dining area there are double doors opening onto the patio area and the rear garden with space beyond the dining area for a sofa and easy chair if desired.

Off the Kitchen there is a **Utility Room** fitted with additional wall and floor cupboards and a silestone worksurface with undermounted stainless steel sink unit, beneath the work surface there is plumbing for washing machine, an external door gives access to the side of the property which in turn gives access to both the front and rear.

To the first floor there are four double bedrooms with a further versatile 5th Bedroom/Games Room, Teen Room alternatively Home Office on the second floor. **Bedroom One 4.8m x 4.5m** overlooks the front the dimensions include a large **Ensuite Shower Room** fitted with a quadrant shower enclosure, wash hand basin with storage cupboards beneath, low level WC and heated towel rail. **Bedroom Two 4.08m x 3.86m** benefits from a large **Ensuite Shower Room** fitted with a large quadrant shower enclosure, wash hand basin with storage cupboards beneath, low level WC and heated towel rail. **Bedroom Three 3.9m x 2.9m** overlooks the rear garden. **Bedroom Four 3.3m x 2.8m** overlooks the front.

The **Family Bathroom** is fitted with a pea shaped panelled bath with drench shower head above, wash hand basin with storage cupboards beneath, low level WC and heated towel rail. To the second floor there is a versatile 'C' shaped (note floor plan) **Games Room/Teen Room/Home Office or alternatively a 5th Bedroom 7.8m x 4.8m** maximum dimensions. This is a sizeable area and extends to approximately 30sqm (320 sqft) and could provide for a teenager, space for a workstation, sitting/gaming area and bedroom.

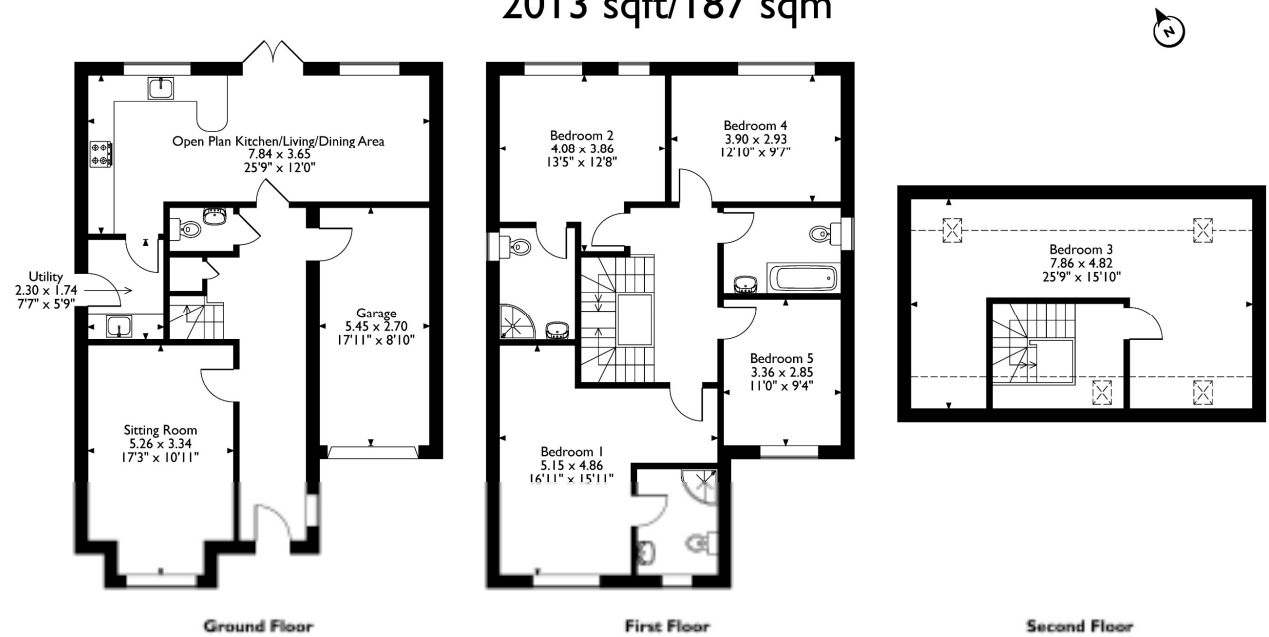
Externally

A driveway laid to setts provides off road parking to the front of the **Single Garage 5.4m x 2.7m** access can be taken along the side of the property to the rear garden which is principally laid to lawn incorporating a paved sitting/entertaining area which can be directly accessed from the kitchen dining family room.





Approximate Gross Internal Area 2013 sqft/187 sqm



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/Tenure

Mains water, electricity and drainage, LPG gas fired central heating. Freehold.

Viewing

Via Cheshire Lamont Tarporley office.

Directions

What3words : dialects.fairly.pettered

From Tarporley proceed towards Nantwich on the A51 for approximately 2 miles into the village of Alraham, shortly after passing the Tollemache Arms on the right hand side the property will be found on the left hand side.

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