

5 Millbrook End, Tattenhall, Cheshire, CH3 9HF



Cavendish

ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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Price

£775,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

* LARGE DETACHED FAMILY HOME * SET IN 0.31 ACRE BACKING ONTO OPEN COUNTRYSIDE. A beautifully presented four bedroom detached house occupying a generous sized plot and a cul-de-sac setting within the popular village of Tattenhall. The accommodation, which has been recently improved and modernised to a high standard, briefly comprises: reception hallway, living room with bay window and feature Living Flame log-effect gas fire, play room/snug, impressive open-plan kitchen, dining area and family room with log burner, study with French doors to outside, side hallway/boot room, downstairs WC, large utility room, landing, principal bedroom with French doors and balcony overlooking the rear taking full advantage of the countryside views, en-suite bathroom with freestanding bath and separate shower, three further good sized bedrooms and a well appointed family bathroom with separate shower. The property benefits from gas fired central heating, double glazing and a 6.32 kWp solar array with10 kWh battery. Externally, there is a lawned garden at the front with a driveway extending to the side leading to a large double garage with twin electronic roller shutter doors. To the rear, the garden is a particular feature being of a generous size and laid mainly to lawn with Indian stone flagged patio and views over farmland. If you are looking for a large family home in a convenient village location then we strongly urge you to view.

LOCATION

Tattenhall is a picturesque village situated within some of Cheshire's most glorious countryside with nearby Peckforton and Bickerton Hills, and Beeston and Peckforton Castles providing a stunning and dramatic backdrop. The village provides a good range of amenities including Moreton Stores, post office, pharmacy, dentist, doctors' surgery, sports centre, The Sportsman's Arms pub and dining, The Letters Inn, The Barbour Institute Village Hall, a hair and beauty salon, coffee shop, and a well regarded primary school. The nearby A41 allows easy access into the historic city of Chester approximately 9 miles distant, and also provides a link to the A51, M53 and M56, facilitating travel to a number of commercial destinations within the north-west.

THE ACCOMMODATION COMPRISES:

PORCH

Canopy style porch with outside lantern style light. Composite double glazed entrance door with double glazed side windows to the Reception Hall.

RECEPTION HALL



Coved ceiling, two ceiling light points, smoke alarm, single radiator with thermostat, porcelain tiled floor with matwell, burglar alarm control pad, Nest central heating and hot water controls and oak spindled staircase to the first floor. Doors to the Living Room, Playroom/Snug and glazed door to the Kitchen/Dining/Family Room.

LIVING ROOM

4.98m x 3.66m overall (16'4" x 12' overall)



Feature stone fireplace and hearth with enclosed Living Flame log-effect

remote control gas fire, uPVC double glazed bay window with display window sill overlooking the front, coved ceiling with three ceiling light points, data point, double radiator with thermostat, single radiator with thermostat.

PLAYROOM/SNUG

5.05m x 2.34m (16'7" x 7'8")



uPVC double glazed window overlooking the front, single radiator with thermostat, coved ceiling with recessed LED ceiling spotlights and cupboard housing the electric meter and electrical consumer unit.

KITCHEN/DINING/FAMILY ROOM

A large open plan room ideal for the family measuring 41' in length.

KITCHEN AREA

4.27m x 3.51m (14' x 11'6")



Fitted with a comprehensive range of base and wall level units incorporating drawers and cupboards with granite worktops and matching upstands incorporating a breakfast bar area. Inset single bowl stainless steel sink unit with Quooker mixer tap with boiling hot water and drainer grooved into the worktop. Freestanding Rangemaster Professional+ range style cooker with five-ring induction electric hob, glass splashback, chimney style extractor above and built-in double oven and grill. Space for wine cooler, built-in tall fridge, tall freezer, dishwasher and Bosch microwave, Integral bin store, recessed LED ceiling spotlights, two pendant light points, porcelain tiled floor and uPVC double glazed window overlooking the rear garden. Door to the Side Hallway/Boot Room and open-plan to the Dining Area and Family Room.

* ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

* MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

* EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

* CHESTER - Viewing wording for Particulars

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/SLC



OUTLOOK TO REAR



DIRECTIONS

From the centre of the village proceed down the high street, passing the Tattenhall Medical Centre and Barber Institute Village Hall. Continue around the bend in the road, past the Tattenhall Centre and after some distance take the turning right into into Covert Rise. Follow Covert Rise and take the third turning left into Millbrook End. At the fork in the road bear left and the property will be found towards the top of the cul-de-sac.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band F - Cheshire West and Chester County Council.

AGENT'S NOTES

* Services - mains gas, electricity, water and drainage are connected.

* The property is on a water meter.

* The property is protected by a burglar alarm.

* The property benefits from uPVC double glazed windows and HAS gas fired central heating.

* There is electric underfloor heating in the En-suite Bathroom.

* The boiler was installed in 2016 and has been annually serviced.

* There is a 6.32 kWp solar array on the garage with a 10 kWh battery in the garage.

OUTSIDE FRONT



To the front there is a lawned garden with block paved driveway extending to the side and a further tarmac driveway with brick edging leading to a larger than average detached double brick built garage. Outside lantern style light to front. External double power point, gas meter cupboard and outside water tap and outside LED sensor spotlight to side. A wooden gate at the side provides access to the rear garden.

DOUBLE GARAGE
7.21m x 6.93m (23'8" x 22'9")



Larger than average brick built double garage with twin remote controlled electronic roller shutter doors, strip lighting, wiring for two car charging points, power, uPVC double glazed window and uPVC double glazed side personal door. (There is also a solar array on the roof of the garage with battery storage located within the garage).

OUTSIDE REAR



To the rear the garden is a particular feature being of a larger than average size and laid mainly to lawn with raised beds and Indian stone flagged patio and pathways. The garden is enclosed by wooden fencing and established hedging, and backs onto farmland with beautiful countryside views. Timber built garden shed, outside spotlighting and timber built garden store with greenhouse, and covered log store.



DINING AREA
3.68m x 3.66m (12'1" x 12')



uPVC double glazed French doors with full height double glazed side windows and fitted blinds overlooking the rear garden, double radiator with thermostat, recessed LED ceiling spotlights, porcelain tiled floor and ample space for dining table and chairs. Open plan to the Family Room.

FAMILY ROOM
4.47m x 4.11m (14'8" x 13'6")



Feature brick fireplace with stone hearth and mantel housing a cast iron log

burner, uPVC double glazed French doors to the rear garden with fitted blinds, coved ceiling, access to loft space, ceiling light point, porcelain tiled floor, provision for wall mounted flat screen television, double radiator with thermostat and uPVC double glazed window with fitted blinds and display window sill overlooking the front. Door to Study.



STUDY
4.47m max x 2.24m (14'8" max x 7'4")



uPVC double glazed French doors to the rear garden, coved ceiling, ceiling light point, electric radiator.

SIDE HALLWAY/BOOT ROOM

3.48m max x 2.24m (11'5" max x 7'4")



Porcelain tiled floor with recessed mat well, ceiling light point, double radiator with thermostat, burglar alarm control pad, uPVC double glazed window to the side and uPVC double glazed door with double glazed side panel to the rear garden. Sliding pocket door to the Downstairs WC and door to the Utility Room.

CLOAKROOM/DOWNSTAIRS WC

1.57m x 0.91m (5'2" x 3')

White suite comprising: low-level dual flush WC; and corner wall mounted wash hand basin with mixer tap. Porcelain tiled floor, ceiling light point, extractor and uPVC double glazed window with obscured glass.

UTILITY ROOM

4.95m x 2.16m (16'3" x 7'1")

Fitted base unit incorporating a storage cupboard and plumbing and space for concealed washing machine and space for tumble dryer with laminated worktop and inset single bowl stainless steel sink unit and drainer with mixer tap. Battery powered heat alarm, two ceiling light points, vinyl wood-effect flooring, single radiator with thermostat, provision for wall mounted flat screen television, access to roof space, uPVC double glazed window overlooking the front and built-in cupboard housing a Worcester Greenstar 34CDi combination condensing gas fired central heating boiler.

FIRST FLOOR

LANDING

With two oak spindle balustrades, coved ceiling, smoke alarm, ceiling light point and access to boarded loft space with retractable aluminium ladder and light point. Doors to the Principal Bedroom, Bedroom 2, Bedroom 3, Bedroom 4 and Family Bathroom.

PRINCIPAL BEDROOM

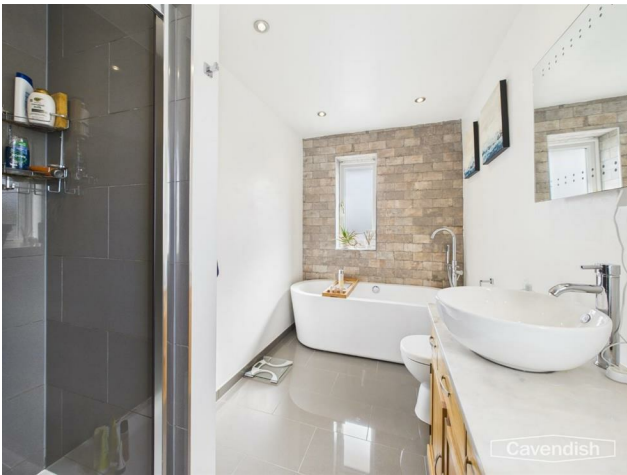
4.88m x 3.30m (16' x 10'10")



uPVC double glazed window overlooking the rear with views over surrounding farmland, uPVC double glazed French doors leading out to a small balcony with wrought iron railings enjoying views over the garden towards surrounding countryside, coved ceiling, two ceiling light points and double radiator with thermostat. Door to En-suite Bathroom.

EN-SUITE BATHROOM

3.48m max x 1.83m (11'5" max x 6')



Well appointed suite in white with chrome style fittings comprising: freestanding double ended bath with floor mounted mixer tap and shower attachment; vanity unit with Mira Agile mixer shower, canopy style rain shower head, extendable shower attachment, glazed shower screen and sliding glazed door; low level WC; and vanity unit with wash basin and mixer tap. Chrome ladder style towel radiator, tiled floor with electric underfloor heating, recessed LED ceiling spotlights and two double glazed windows.

BEDROOM 2

3.81m x 3.63m (12'6" x 11'11")



uPVC double glazed window with fitted blinds overlooking the front, double radiator with thermostat, coved ceiling, ceiling light point and alcove with space for desk and shelf above.

BEDROOM 3

3.73m x 3.61m (12'3" x 11'10")



Fitted with a modern range of bedroom furniture incorporating full height wardrobes, storage cupboards and two bedside chest of drawers. uPVC window overlooking the front with fitted blinds, coved ceiling, ceiling light point and double radiator with thermostat.

BEDROOM 4

3.30m x 2.82m (10'10" x 9'3")



uPVC double glazed window overlooking the rear with views over surrounding farmland, coved ceiling, ceiling light point and double radiator with thermostat.

FAMILY BATHROOM

2.64m x 1.68m (8'8" x 5'6")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap and shower attachment; vanity unit with wash hand basin, mixer tap and two storage drawers beneath; low-level dual flush WC; and tiled shower enclosure with Mira electric shower, glazed shower screens and curved glazed sliding doors. Mirror fronted medicine cabinet, extractor, recessed ceiling spotlights, part-tiled walls, tiled floor and uPVC double glazed window with obscured glass.