



**CHESHIRE  
LAMONT**

**Waterfield Rd Malpas**

# 19 Waterfield Rd

Malpas. SY14 8FG

Conveniently situated for the facilities within Malpas village, this well-appointed detached four-bedroom family home benefits from a 35' (10.7m) open plan kitchen dining family room, landscaped gardens, ample parking and a garage.

- Detached four-bedroom family home
- Conveniently situated within walking distance of the schools and facilities within Malpas village
- Reception hall, Living Room, Study, 35ft Open Plan Kitchen/Dining/Family Room, Utility, Cloakroom.
- Master Bedroom Suite with fitted dressing area and Ensuite Shower Room
- Three further Double Bedrooms and two additional Bath/Shower Rooms
- Attractive professional landscaped Gardens
- 18 m long Driveway with Single Garage

## Location

The prosperous village of Malpas has a bustling High Street, historic church, highly regarded primary school, along with the highly sought after Bishops Heber High School. Wonderful 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 popular recreational facilities available within the area and the historic City of Chester is just 14 miles and Shrewsbury 26 miles.

## Accommodation

A **Storm Porch** sits above the front door. This opens to the **Reception Hall 4.8m x 1.6m**, features include an oak detailed staircase rising to the first floor with useful storage covered beneath, *Amtico* timber effect plank flooring which runs throughout and continues seamlessly into both the **10.7m. Kitchen/Dining/Family Room** and **Cloakroom** which is fitted with a low level WC, wall mounted wash handbasin and heated towel rail. The **Living Room 4.3m x 3.3m** has a set of glazed doors opening onto a large, tiled patio area and the attractive landscaped gardens beyond. The versatile **Study/Television Room 3.3m x 2.3m** has a boxed bay window overlooking the front garden.

The **10.7m open plan Kitchen/Dining/Family Room** is the hub of this attractive home and is particularly light and airy, benefiting from three windows and a set of glazed double doors opening onto the rear garden. The kitchen is extensively fitted with wall and floor cupboards these are complimented with marble effect Silstone work surfaces which extends into a 3/4-person breakfast bar. Appliances include an induction hob and double oven (both fitted in February 2026), there is also an integrated dishwasher and fridge freezer.



The **Dining Area** comfortably accommodates a 6/8-person dining table with the informal family sitting area beyond which overlooks and gives access to the rear garden via the glazed double doors. There is also a **Utility Room 2m x 1.8m** which provides additional storage cupboards and a sink unit set beneath a Silstone worksurface along with space for a tumble dryer and washing machine.

### First Floor

The first-floor landing gives access to **4 Double Bedrooms** and **Three Bath/Shower Rooms (two ensuite)** The **Master Bedroom Suite** includes a **Bedroom Area 3.8m x 3m** with feature three-meter-high vaulted ceiling, recessed **Dressing Area 2.2m x 1.8m** fitted with wardrobes which include draw units. There is also a well-appointed **Ensuite Shower Room** fitted with a large shower facility with fixed walk around shower screen, wall mounted wash handbasin withdrawal units beneath, WC and heated towel rail. **Bedroom Two 3.9m x 3.7m**, also benefits from fitted wardrobes and a well-appointed **Ensuite Shower Room**. **Bedroom Three 3.4m x 3m** overlooks the attractive rear garden and has recently fitted wardrobes. **Bedroom Four 3.6m x 2.6m** overlook the front and is situated adjacent to the **Family Bathroom**. This is fitted with a panel bath, separate shower enclosure, wash handbasin with storage cupboard beneath, low level WC and heated towel rail.

### Externally

An 18-meter-long tarmac driveway provides off-road parking (nose to tail) for 3/4 cars to the front of the **Single Garage 6m x 3m**. The front and side gardens are principally laid to lawn edged with Escallonia hedging to the front boundary. The stunning landscaped rear garden includes a **5.6m x 4m nonslip tiled Sitting/Entertaining Area** which can be directly accessed from the Living room, Kitchen/Dining/Family Room and Utility. There are shaped lawns beyond with well stocked raised borders retained with sleepers which provide a variety of colour throughout seasons along with strategically positioned trees which provide additional privacy.

**Tenure:** Freehold.

### Services

Mains water, electricity, gas, and drainage Management charge – there is a management charge for the maintenance for communal amenity areas of £440 per annum.

### Directions

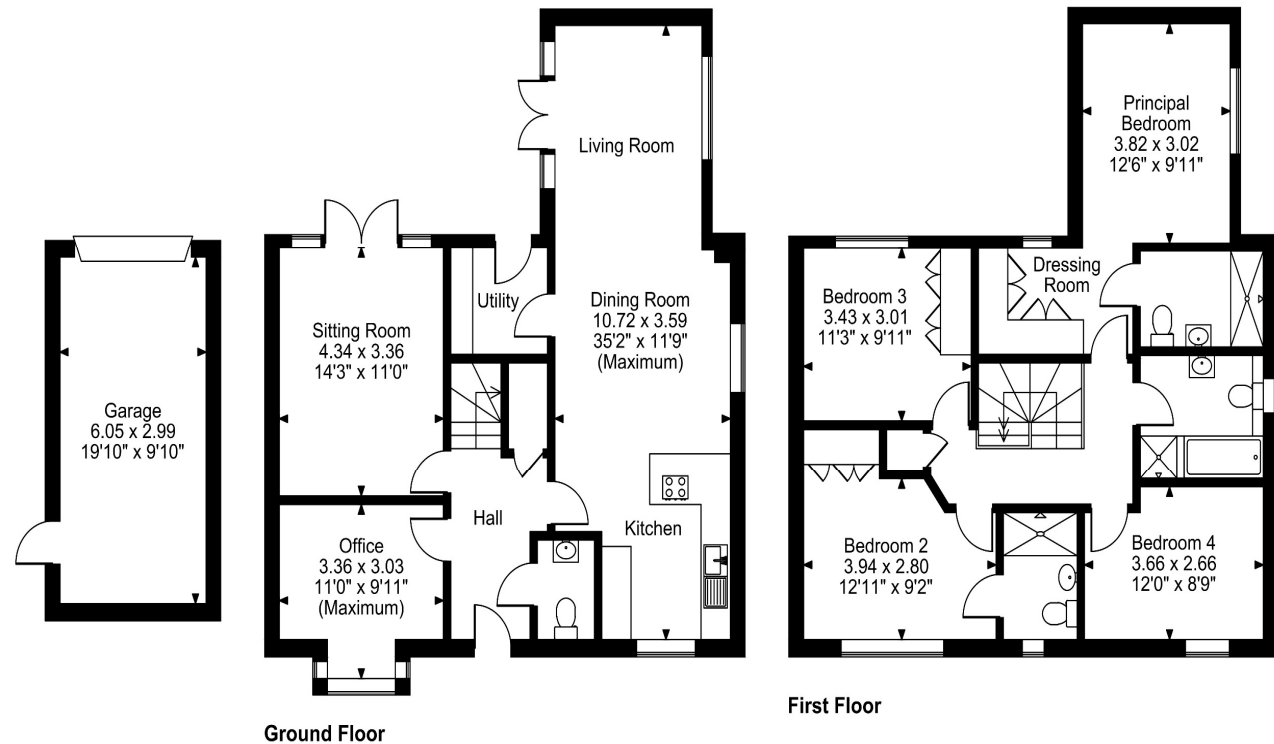
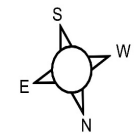
**What3 words – meanwhile.fairly.encoding** From Malpas High Street proceed up the High Street away from the monument turning right onto the B5069 Chester Road, follow this road for quarter of a mile and Waterfield Road will be observed on the left hand side, turn left into the development and the property will be found after a short distance on the left hand side.

**Viewings:** Through Cheshire Lamont's Tarporley Office.





Approximate Gross Internal Area  
 Main House = 1633 Sq Ft/152 Sq M  
 Garage = 195 Sq Ft/18 Sq M  
 Total = 1828 Sq Ft/170 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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