



Hetherson Green Lane, Malpas SY14 8EL

£699,950

Situated in the desirable rural hamlet of Hetherson Green, Malpas, this two bedroom detached cottage combines rural life with modern living. The contemporary kitchen houses a range of modern appliances, complemented by reception rooms providing plentiful space for entertaining. Conjoining the kitchen is a useful utility and shower room. The property boasts two spacious bedrooms with the principal bedroom offering a modern en-suite with a his and hers sink, as well as the second bedroom providing scope for its own en-suite. Externally, a shared road gives access to the driveway which leads to a forecourt with generous parking, a double garage with additional storage rooms and a carport/tractor store. The garden features a patio and decked area with picturesque countryside views. Renovations have commenced throughout the property with plentiful opportunity to continue this work with planning permission in progress to add a second storey to the most recent unfinished extension. Hetherson Green is conveniently located near the village of Malpas which provides everyday facilities just 5 miles away. The property is within catchment area of the Ofsted rated Outstanding Bishops Heber High School and Sixth Form, with a nearby bus pick up. Pleasant walks can be appreciated along a network of footpaths in the nearby area including the Sandstone Trail. Residents can benefit from good connectivity with Chester, Nantwich and Whitchurch being within close proximity.

- IMPRESSIVE TWO BEDROOM DETACHED HOME
- CONTEMPORARY HIGH SPECIFICATION KITCHEN WITH INTEGRAL NEFF APPLIANCES
- SPACIOUS LIVING/DINING ROOM
- DOUBLE GARAGE AND CAR PORT
- GENEROUS GARDEN WITH COUNTRYSIDE VIEWS
- SOUGHT AFTER RURAL LOCATION
- TWO ENSUITE DOUBLE BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- DRIVEWAY AND PARKING FOR SEVERAL VEHICLES



Entrance Porch

A bright and welcoming entrance porch leading into hallway with window to the rear, wood effect flooring, openings off into kitchen area and lounge.

Living/Dining Room

A well proportioned living room featuring open fireplace with brick surround, French style doors onto rear patio with south facing views of the garden and countryside, window to side.

Kitchen

Modern kitchen housing a range of newly appointed wall, draw and base units with granite worktop over. Integrated appliances including NEFF appliances including four ring induction hob and Home Connect double oven, dishwasher. Double sink unit with tap over. Open plan into a lounge area that leads to the entrance hallway. Wood effect flooring, dual-aspect windows front to back.

Utility

A useful utility space with door to outside, storage cupboards, wooden wok units with sink, plumbing for washing machine and tumble dryer, window to both sides. Door into W.C.

Shower Room

Three piece suite comprising low-level WC, wash hand basin and walk-in rainfall effect shower. Frosted window to side.

First Floor Landing

Carpet flooring, three windows to side, spotlights.

Bedroom One

A spacious bedroom with built-in wardrobe, window to front, carpet flooring, door to en-suite.

En-suite

A contemporary en-suite comprising a three piece suite including low-level W.C, his and hers hand wash basin, spacious walk-in shower with rainfall

effect head. Plumbing for a bath, modern towel radiator, tiled flooring, spotlights, window to front.

Bedroom Two

Spacious double bedroom with wood effect wall, windows to side, spotlights, carpet flooring. Separate room with opportunity to add an en-suite.

Extension

Single storey extension not completed, which the seller has advised could a two storey extension to add a third bedroom. Planning application decision awaited. 25/01883/FUL | (18-06-2025)

Outside To The Front

A shared road leads to a driveway boarded with bushes and views of the countryside. Timber car gates provide access to the forecourt providing ample parking for multiple vehicles, a double garage with lighting and power connected to two storage rooms, double tractor shed/carport. Two doors for access into the property.

Outside To The Rear

To the rear is an attractive lawned garden which is bordered by wooden fencing and edged by sandstone. There is a patio leading on from the living room, as well as a decked area providing beautiful countryside views. The garden flows around to the side of the house featuring an apple tree and a fenced off area ideal for an allotment or wildflower planting.

Additional Information

Damp proof Course.. Septic tank.. Oil Fired Central Heating.. Boiler replaced approx 3 years ago.. Mains water and electricity.. All windows are uPVC Double Glazed. PLEASE BE AWARE IMAGES USED ARE CGI RENDERS TO INDICATE WHAT THE PROPERTY COULD LOOK LIKE ONCE THE WORKS ARE FULLY COMPLETED.

IMPORTANT INFORMATION



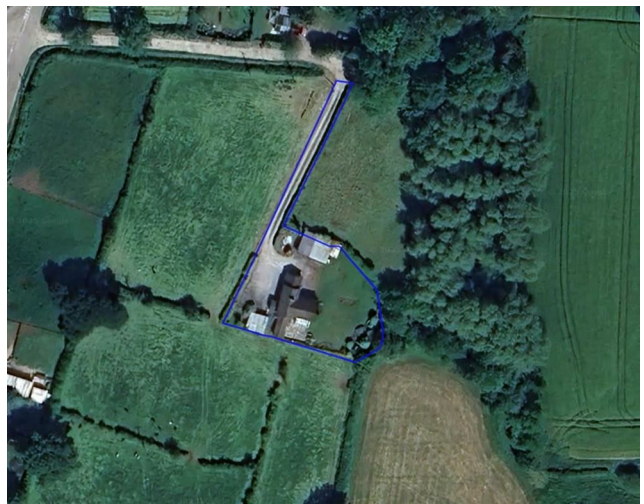
MONEY LAUNDERING REGULATIONS 2003

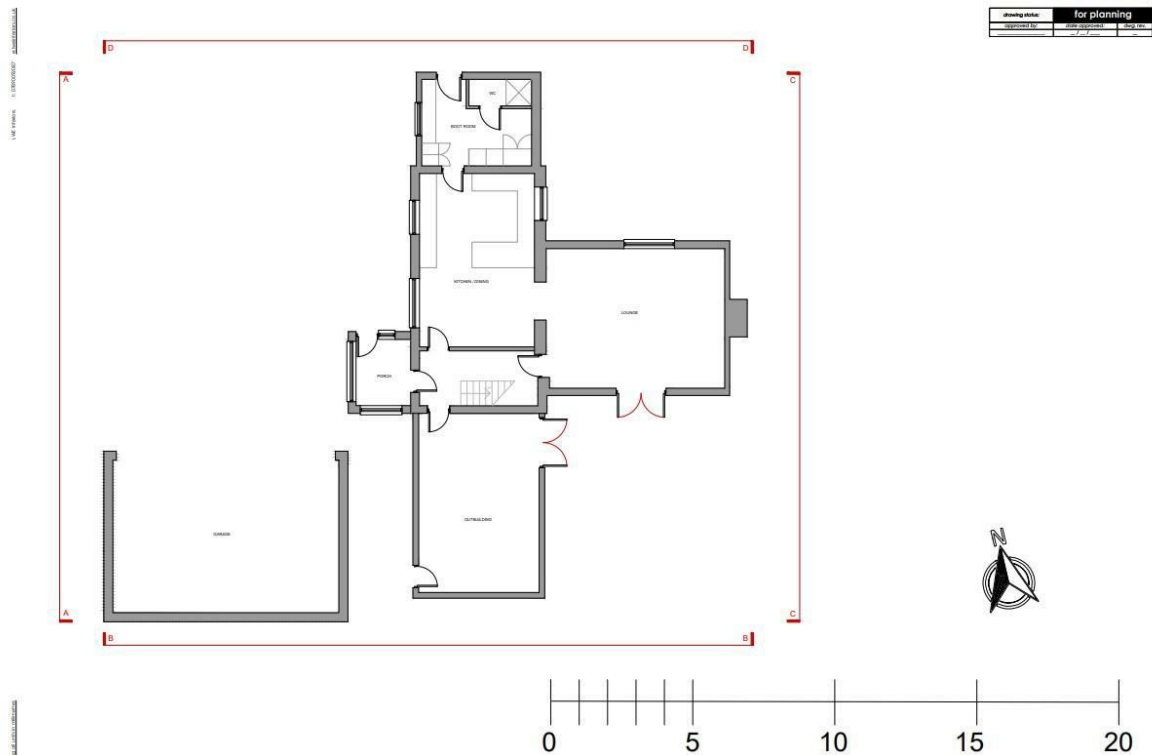
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

