



Shire Way, Tattenhall





# 31 Shire Way

## Tattenhall, CH3 9RL

Situated within walking distance of Tattenhall High Street and the Village primary school along with overlooking fields to the side this well-proportioned four bedroom family home includes stunning 12 m (39') open plan kitchen/dining/family room opening onto the attractive gardens.

- Conveniently situated within walking distance of Tattenhall High Street and primary school
- Reception Hall, Living Room, 12m (39') Open Plan Kitchen/Dining/ Family Room, Utility, Cloakroom
- Feature galleried First Floor Landing, Four Double Bedrooms, Three Bath/Shower Rooms (two ensuite)
- Attractive gardens adjoining and overlooking fields to the side, Double Garage

### Location

The property is situated in Tattenhall, a characterful Cheshire Village, which provides a grocery store, chemist, post office, three pubs, nursery school, dentist and doctors surgery. Central to the village and village life is the Church which dates back to Norman times. There is also the Victorian Barbour Institute which prides itself on offering numerous clubs and activities. The well-regarded primary school is also situated just off the high street, the larger villages of Tarporley and Malpas have further shopping facilities and are just ten to fifteen minutes' drive away, alternatively Chester City Centre is readily accessible. On a recreational front, the Village has a sports club providing a gym, cricket, football, running, racquet ball, squash, tennis and netball sections, with rugby and hockey clubs as well as six golf courses within fifteen minutes' drive, and delightful walks can be enjoyed on the Peckforton and Bickerton Hills.

### Accommodation

A panelled front door opens to a spacious and welcoming **Reception Hall 4.6m x 2.5m** with two **Cloaks/Storage Cupboards** and staircase rising to the first floor. An *Amtico* tile effect floor run seamlessly through into the **Kitchen/Breakfast Room and Cloakroom**, this is fitted with a low-level WC and wall mounted wash hand basin. To the front of the property, there is a well-proportioned **Living Room 5.6m x 3.9m** with large bay window overlooking the garden.



To the rear of the property there is a stunning **12 metre (39 feet) Open Plan Kitchen/Dining/Family Room**, the central **Kitchen/Breakfast Room 4.7m x 4.2m** overlooks the rear garden. This is extensively fitted with shaker style wall and floor cupboards and matching centre island providing a three-person breakfast bar, the units are complimented with quartz work surfaces. Appliances include a six-burner gas hob with extractor above, double oven, integrated dishwasher, two integrated fridges with two integrated freezers beneath. The *Amtico* tile effect floor continues into both the **Dining Room** and **Family Room**. The **Dining Room 3.8m x 3.4m** has a 2.4m wide window incorporating glazed double doors opening onto an alfresco entertaining area overlooking the gardens as does the informal **Sitting/Family Room 3.5m x 3.3m**. There is also **Utility Room** to the ground floor fitted with sink unit and space beneath the worksurface for a washing machine and tumble dryer along with an understairs **Housekeeper's Cupboard**, there is communicating door to the **Integral Garage** and door to garden.

### First Floor

An oak detailed staircase rises to a feature **Galleried Landing 3.8m x 3.8m** which in turn gives access to **Four Double Bedrooms (two Ensuite)** and a **Family Bathroom**. **Bedroom One 6.5m x 3.9m** overall includes a **Walk-In Wardrobe** and **Ensuite Shower Room** fitted with large shower facility with fixed shower screen, his and hers wall mounted wash hand basins, low level WC and a heated towel rail. **Bedroom Two 3.7m x 3.5m** has a recess for a wardrobe and **Ensuite Shower Room** fitted with a large shower enclosure, wall mounted wash basin, low level WC and heated towel rail. **Bedroom Three 3.4m x 2.7m** deepening to 4.6m to include a large box bay window where the current vendors have a workstation. **Bedroom Four 3.7m x 3m** overlooks the rear garden. The **Family Bathroom** is fitted with a panelled bath, large shower facility with fixed walk around shower screen, wall mounted wash handbasin, low level WC and heated towel rail.





### Externally

A double width driveway provides parking to the front of the **Double Garage** with a pathway from the drive leading up to the front door. The front garden is principally laid to lawn. Access can be taken along the side of the property to the enclosed rear garden, within the side garden there is an elevated decked sitting area which provides attractive views over the adjoining field and beyond to Beeston Castle in the distance. A patio area wraps around the rear elevation creating two sitting/entertaining areas, these can be accessed from either the Dining Room or Family Room. Steps lead down from the patio to a secluded lawned garden.

**Tenure:** Freehold

**Services:** Mains Water, Gas, Electricity and Mains Drainage





**Directions**

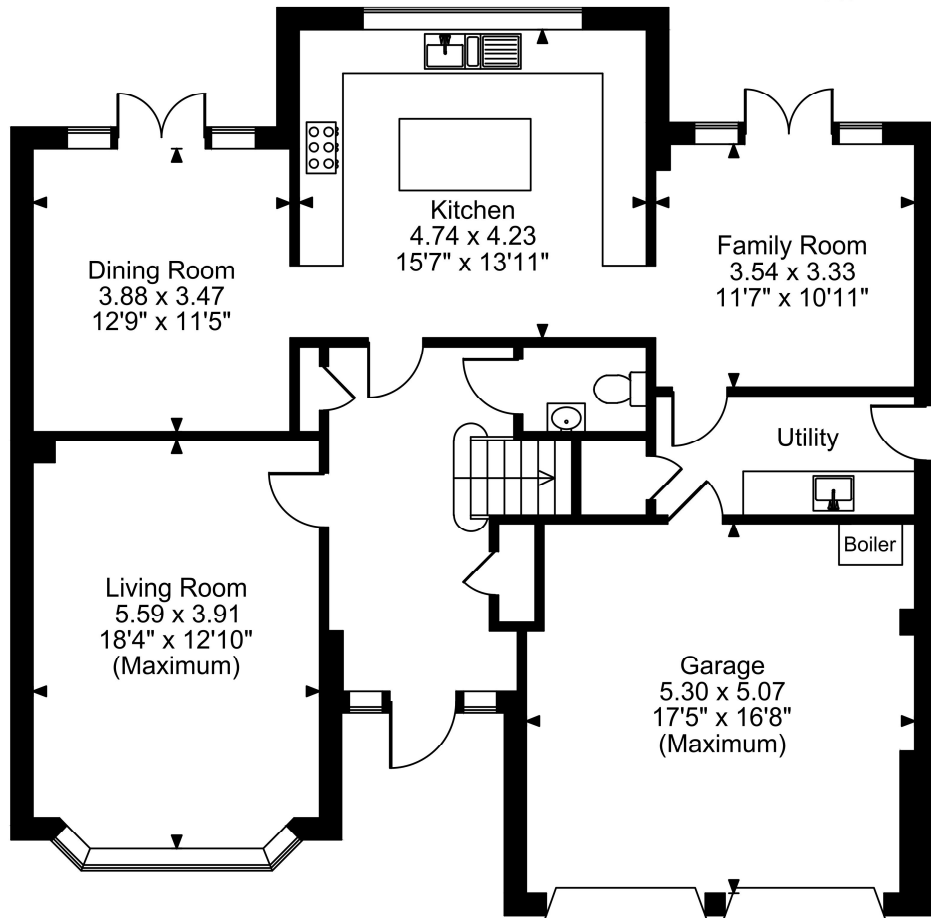
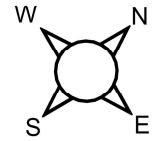
**What3words – perfectly.posting.adopts**

From the High Street in Tattenhall pass the village shop on the left hand side turning left immediately after the Letters Inn public house into Tattenhall Road following the road round to the right. With the park on the left take the first turning right into Park Avenue. Proceed up Park Avenue turning left into Bostock Avenue and first right into Harrison Close. Follow Harrison Close round to the left which leads into Shire Way. Follow the road around the left hand bend and the property will be observed directly in front at the end of the road.

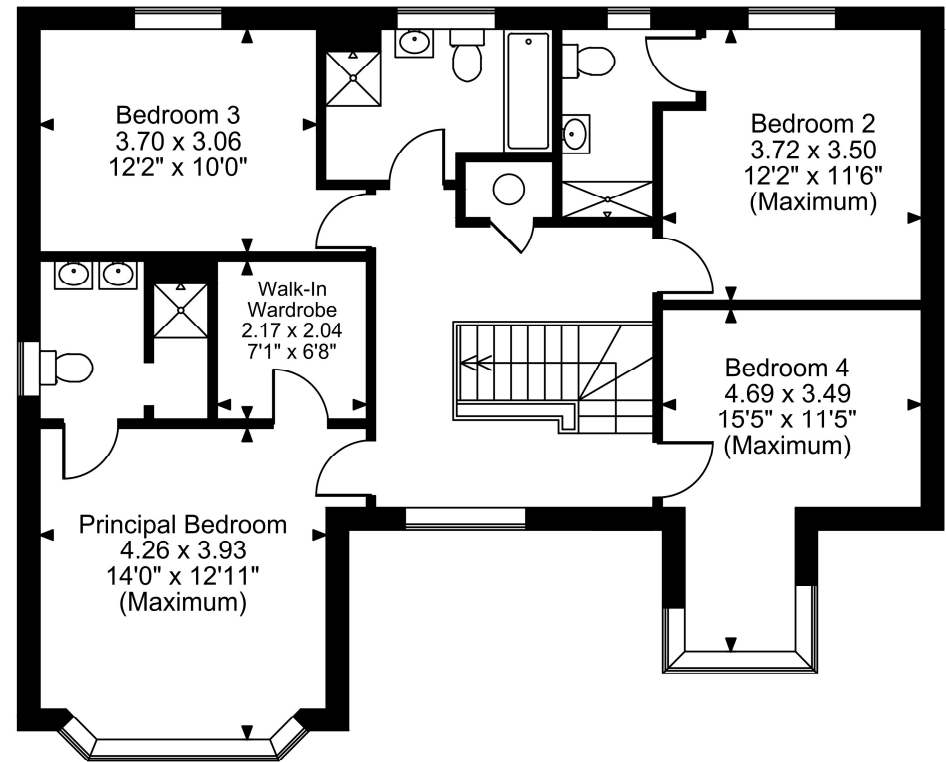


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Approximate Gross Internal Area  
Main House = 1984 Sq Ft/184 Sq M  
Garage = 281 Sq Ft/26 Sq M  
Total = 2265 Sq Ft/210 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



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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