



**CHESHIRE
LAMONT**

Laurel Park, Duddon

Laurel Park

Duddon, Tarporley,
CW6 0HL

This three-bedroomed detached extended bungalow, has been extensively refurbished and is situated within a small cul-de-sac between Tarporley and Tarvin benefitting from a secluded rear garden and garage come workshop.

- Extended Detached Bungalow within a cul-de-sac position
- Extensively refurbished
- Reception Hall, well-proportioned Living Room, extended Kitchen/Diner, Cloakroom
- 3 Double Bedrooms, well-appointed Shower Room
- Garage come workshop
- Secluded rear garden

Location

Laurel Park is conveniently situated between Tarporley and Tarvin and just 7 miles from Chester City Centre. The highly regarded Duddon Primary School is a short walk and the highly regarded secondary school at Tarporley is within 3.5 miles. Both the Villages of Tarporley and Tarvin offer comprehensive shopping facilities for everyday purposes, alternatively Chester City Centre offers national retail outlets and supermarkets. On a recreational front, there are cricket, football, hockey, rugby, tennis and squash clubs as well as least half a dozen golf courses within 15 minutes' drive of the property. The convenience of the A51 leading to the M53 and M56 makes Liverpool, Manchester, Noth Wales and the Northwest centres of commerce easily commutable.

Accommodation

A part glazed panel front door opens to the **Entrance Hall**, this gives access to the Living Room, extended Kitchen/Diner, three Double Bedrooms, Shower Room and **Cloakroom** fitted with a low level WC, wash hand basin with storage cabinet beneath and heated towel rail. The light and airy dual aspect **Living Room 6.7m x 3.8m** is a particularly well-proportioned reception room and has a full length picture window and matching full length glazed sliding door opening onto the secluded rear garden. A central fireplace for aesthetic purposes provides a focal point and is fitted with an electric log burner effect stove.



The extended **Kitchen/Diner 7.5m x 3m widening to 3.6m** is extensively fitted with a brand-new (never used) shaker style kitchen, this includes extensive wall and floor cupboards and a large worksurface area. Appliances include a four-burner gas hob with extractor filter above, integrated double oven, dishwasher and fridge freezer along with a space beneath the worksurface for a washing machine and tumble dryer. There is space for a dining table in addition to a 4/5 place setting breakfast bar. The inner hallway gives access to 3 Double Bedrooms and the Shower Room.

Bedroom One 4m x 3m overlooks the rear garden and benefits from built-in double wardrobes (there is scope for an ensuite bathroom to be created within the workshop area of the garage - note floor plan)
Bedroom Two 3.1m x 3m overlooks the front, whilst **Bedroom Three 3.3m x 2.4m** overlooks the rear garden and benefits from a built-in double wardrobe. The original bathroom has been re-fitted and converted to a well-appointed **Shower Room** which includes a large shower facility with fixed walk around shower screen, wash handbasin set up on a washstand with storage cupboards beneath, low level WC and heated towel rail.

Externally

There is a driveway to the front of the property laid to brickette sets and provides parking for several vehicles as well as giving access to a large **Garage come Workshop 7m x 2.5m** narrowing to 2m and accessed via an automated roller shutter door. Access can be taken along either side of the property to the enclosed secluded rear garden. This includes a sitting/entertaining area laid with briquette sets with lawn gardens beyond, edged with mature well stocked raised borders.

Services/Tenure

Mains water, electricity and drainage. Oil fired central heating. Freehold

Viewing

Through Cheshire Lamont's Tarporley office.

Directions

What3words: curries.shrugging.gossip

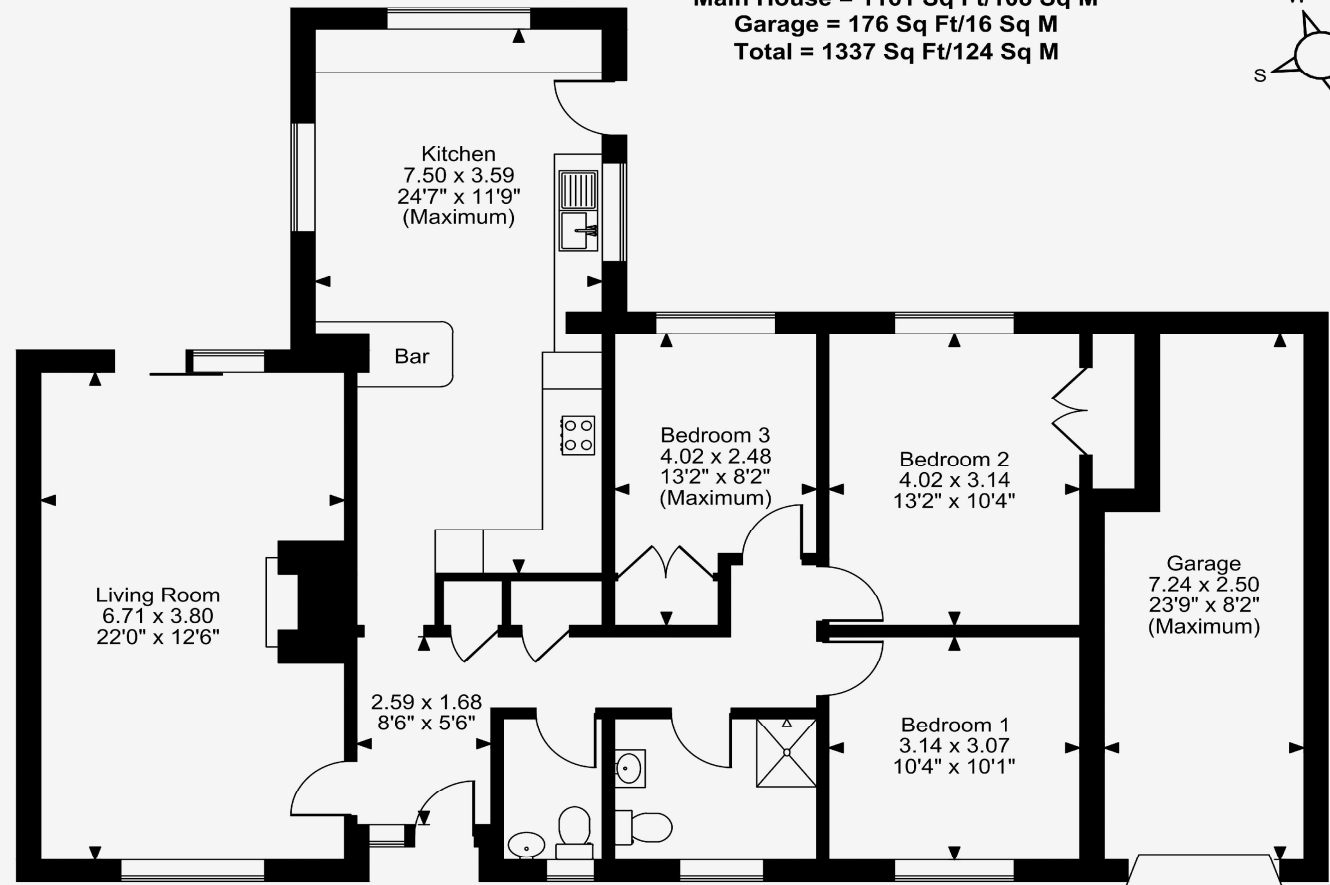
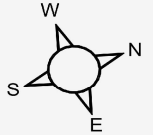
From Tarporley head towards Chester on the A51 for approximately 3 miles. Upon reaching Duddon, and immediately after the primary school, turn right at the crossroads into Willington Road. Take the first left into Back Lane and first left again into Laurel Park and the property will be found on the right-hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
Main House = 1161 Sq Ft/108 Sq M
Garage = 176 Sq Ft/16 Sq M
Total = 1337 Sq Ft/124 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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