



Elm Tree Court Tarporley

20 Elm Tree Court

Tarporley CW6 9AZ

Situated within a small quiet cul de sac in the centre of Eaton Village and within walking distance of the village primary school, this detached 3-bedroom property benefits from a conservatory extension to the rear and recently fitted kitchen and bathroom.

- Quiet cul-de-sac position
- Walking distance of village primary school
- Tarporley Village just 1.5 miles
- Detached 3- bedroom home with conservatory extension
- Single garage

Location

The charming village of Eaton has a sought-after Primary School and is situated less than 1.5 miles from Tarporley. Tarporley is one of Cheshire's most popular villages, it offers an excellent range of services with a thriving high street with independent retailers, pubs, bars and restaurants, good state schools, a championship golf course and other leisure facilities. Eaton has a well-regarded primary school and primary and secondary schooling can be found in Tarporley with independent schooling in Chester (12 miles) and Hartford (8 miles). The property is conveniently situated for the motorway network and Crewe station (13.5 miles) has direct services to London Euston (from 1.5 hrs).

Accommodation

A partially glazed front door sits beneath a **Canopied Storm Porch** and opens into the **Reception Hall**, with staircase rising to the first floor, an enclosed boiler cupboard beneath. The **Living Room 3.6m x 4.3m** overlooks the front garden and is finished with timber-effect flooring. An opening lead through to the **Kitchen/Diner 6.4m x 3.0m**.

The kitchen is extensively fitted with wall and base units and includes a peninsula unit creating a breakfast bar. The units are complemented with quartz work surfaces. Appliances include a range-style cooker with a double oven and a five-ring ceramic hob with an extractor fan above. There is space for a freestanding fridge freezer, washing machine and tumble dryer, (one of which could be replaced with a dishwasher if preferred subject to plumbing). A tiled floor runs throughout and continues seamlessly within the **Dining Area** which comfortably accommodates an eight-person dining table, and a set of glazed double doors opens into the **Conservatory 3.1m x 2.7m**. The conservatory overlooks and provides access to the rear garden and is finished with patterned tiled flooring.



First Floor

To the first floor, there are **Three Bedrooms and a well-appointed Bathroom.**

Bedroom One 3.6m x 3.0m benefits from built-in double wardrobes and overlooks the rear garden.

Bedroom Two 3.1m x 3.0m overlooks the front, as does

Bedroom Three 3.1m x 2.6m, dimensions include a built-in wardrobe/storage cupboard above the bulkhead for the stairs. The **Bathroom** comprises a panelled bath with a shower above, there is a wall mounted hand wash basin, low-level WC, toiletry cupboard, a heated towel rail and fully tiled walls.

Externally

To the front of the property, there is a Double-width tarmac driveway leading to a Single Garage. The front garden is laid to lawn and well-stocked borders which include a mature Bay tree. Access can be taken to the side of the property, leading into the enclosed rear garden. This includes an Indian stone patio, which can be directly accessed from the Conservatory, with lawned gardens beyond extending along the side of the property.

Tenure: Freehold

Services: Mains Drainage, Electric, Oil-fired central heating.

Directions

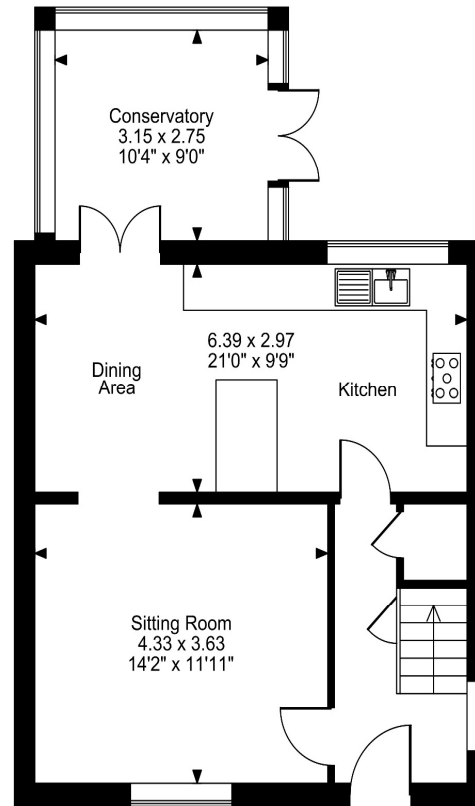
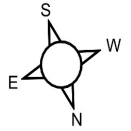
What3words- motor.picturing.stubble

From Tarporley proceed up the High Street turning right into Forest Road passing under the wooden footbridge and at the sweeping left-hand bend turn right into Cobblers Cross Lane and immediately left into Sapling Lane. Proceed to the end of Sapling Lane and at the crossroads proceed straight over into Lower Lane; Elm Tree Court is the first cul de sac found on the right-hand side.

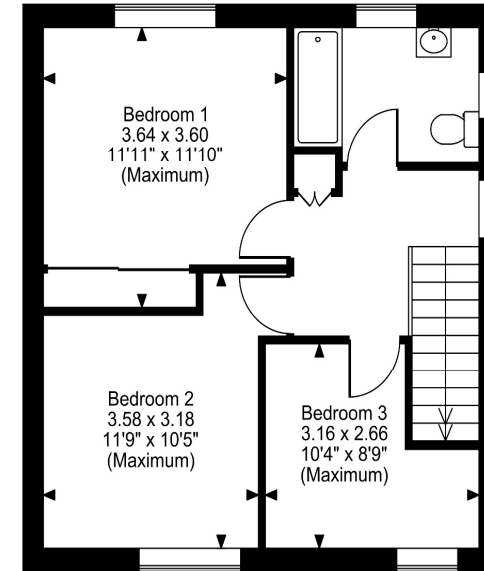




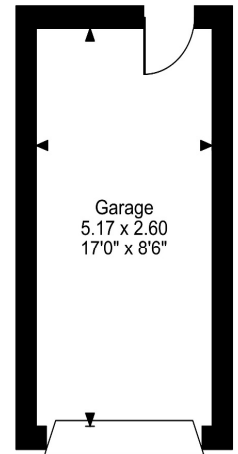
Approximate Gross Internal Area
Main House = 1025 Sq Ft/95 Sq M
Garage = 145 Sq Ft/13 Sq M
Total = 1170 Sq Ft/108 Sq M



Ground Floor



First 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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