



## The Cedars Plemstall Lane, Mickle Trafford

£450,000

SUPERB 3 BEDROOM DETACHED BUNGALOW • BEAUTIFULLY APPOINTED AND MOST SPACIOUS • ON EDGE OF POPULAR MICKLE TRAFFORD • LOVELY VIEWS OVER OPEN COUNTRYSIDE • DETACHED DOUBLE GARAGE • PARKING TO FRONT FOR SEVERAL CARS • GARDENS TO 3 SIDES • NO ONWARD CHAIN

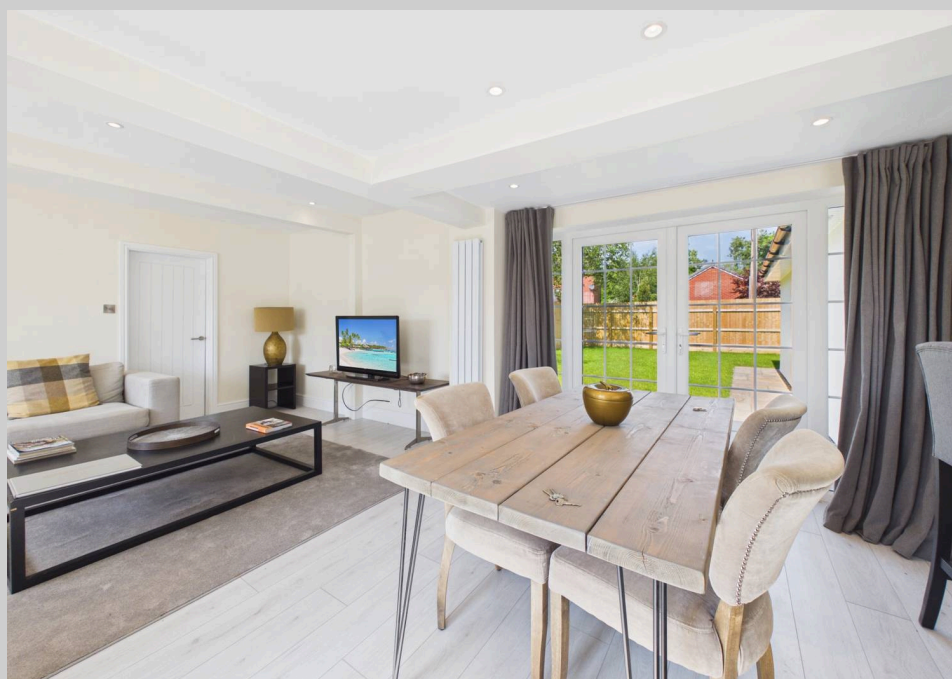
Superb three bedroom detached bungalow in Mickle Trafford with countryside views, spacious living, modern kitchen, double garage, gardens, ample parking, and no onward chain. Early viewing advised.

Council Tax band: TBD

Tenure: Freehold



- SUPERB 3 BEDROOM DETACHED BUNGALOW
- BEAUTIFULLY APPOINTED AND MOST SPACIOUS
- ON EDGE OF POPULAR MICKLE TRAFFORD
- LOVELY VIEWS OVER OPEN COUNTRYSIDE
- DETACHED DOUBLE GARAGE
- PARKING TO FRONT FOR SEVERAL CARS
- GARDENS TO 3 SIDES
- NO ONWARD CHAIN



## LOCATION

The property is set on a peaceful country lane on the edge of the very popular Mickle Trafford village that lies just to the north east of Chester. The village has a church, village hall and highly rated primary school. The Shrewsbury Arms and Chesterfields restaurant are both within walking distance. Access to the main road network and motorways is simple. Chester is a short drive away.

## HALL

Accessed via a storm porch with stone paved flooring. The hall has wood effect laminate floor and radiator.

## LIVING ROOM

18' 11" x 11' 8" (5.76m x 3.55m)

With an attractive fireplace with slate hearth. Two radiators and 2 UPVC double glazed windows.

## KITCHEN

9' 10" x 12' 10" (3.00m x 3.91m)

The first part of a large open plan multi purpose area. The kitchen has an extensive range of fitted floor and wall units with stainless steel sink. 5 ring ceramic hob with stainless steel extractor hood over. Integral fridge/freezer and dishwasher. Recessed spotlights, wood effect laminate floor and radiator.

## DINING AREA

11' 7" x 8' 9" (3.53m x 2.67m)

With two UPVC double glazed French doors to the gardens. Wood effect laminate floor and recessed spotlights.

## SITTING ROOM

15' 8" x 11' 11" (4.78m x 3.63m)

With UPVC double glazed window, wood effect laminate floor and radiator. Recessed spotlights.

## UTILITY ROOM

11' 7" x 4' 8" (3.52m x 1.42m)

With space for a washing machine and tumble dryer. Wood effect laminate floor and UPVC double glazed window.

## CLOAKROOM

4' 8" x 3' 7" (1.42m x 1.10m)

With a white suite of WC and wash hand basin. Heated towel rail and wood effect laminate floor.

## BEDROOM 1

12' 0" x 11' 7" (3.66m x 3.53m)

With fitted wardrobes, radiator and built in cupboard. Radiator.

## EN-SUITE

With a white suite WC, wash hand basin and tiled shower cubicle. Tiled floor and extractor fan.

## BEDROOM 2

11' 11" x 9' 7" (3.63m x 2.92m)

With radiator and UPVC double glazed window.

## BEDROOM 3

11' 7" x 7' 11" (3.53m x 2.41m)

With radiator and UPVC double glazed window.

## BATHROOM

7' 5" x 7' 9" (2.26m x 2.36m)

With a white suite of a WC, wash hand basin on a vanity unit, bath and separate shower cubicle. Tiled floor and tiled walls. Frosted UPVC double glazed window and extractor fan. Heated towel rail.

## DOUBLE GARAGE

21' 6" x 16' 7" (6.55m x 5.05m)

A detached double garage with pitched tiled roof. 2 up and over doors and door to the side.

## GARDEN

The bungalow has good sized gardens to three sides and large tarmac parking area to the front to provide parking for several cars. There is an open aspect to the front. Gates allow access to both sides of the property. On one side is a lawn and on the other a stone paved patio, tap and with views over open fields. The rear garden has a sunny aspect, lawn and stone paved patio and paths.



Approximate total area<sup>(1)</sup>  
116.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360