



**A very individual and attractive detached bungalow set in pleasant gardens and offering an internal layout and quality that is far more appealing than one may envisage from an initial external viewing.**

This lovely individual detached bungalow is well positioned in Platts Lane, Tarvin. Tarvin is an increasingly popular village that has an excellent array of walking distance amenities and is the perfect location in which to raise a family or retire. Upon internal inspection prospective purchasers will note with delight the high quality and immaculate accommodation that is impeccably presented throughout and must be viewed in order to be fully appreciated.

To the right of the good sized entrance hall is the very well proportioned living room/dining room which in total extends to a little over 21ft. There is high quality wooden flooring throughout and a pine clad ceiling. At the far end of the living room/dining room is a well proportioned conservatory that has a fully tiled floor and doors that lead out to the garden.

The breakfast kitchen again has views over the garden, has more than ample wall and floor cupboards and space within the room for table and chairs. The principal bedroom is a very good double size and has the benefit of a dressing room and en-suite shower room. It should also be noted that the design of the en-suite is such that it can be accessed also from the entrance hall. The second bedroom is also of double proportion and has fitted bedroom furniture in the same way as the principal bedroom. Completing the accommodation is a separate cloakroom.

There is a block paved driveway that leads to a single garage and provides off road parking. The garden to the rear is easterly in its orientation and is principally laid to lawn whilst also having block paved path and patio area. There is a good sized garage to the property which has at the far section a useful workshop.

Price competitively, offered with no ongoing chain and offered to the market for the first time in many years, this is a rare opportunity with a viewing recommended.

## LOCATION

Tarvin is an increasingly popular village located just 6 miles from Chester and Tarporley, close to access points to the A51 and A54. It has a population of about 4,200 people and the ward covers about 17sq miles. In recent times the village has been the subject of an impressive scheme of improvement and boasts an excellent range of day to day amenities and shops to include Jessops Deli, Co-op store, two churches, newsagents, three public houses/restaurants,

Chinese Restaurant, fish and chip shop and individual retail outlets. There is also within the village a doctors' surgery and good Ofsted primary school.



A greater range of shops and services can be found on the nearby Georgian High Street of Tarporley which is famed for its traditional pubs, restaurants and excellent day to day amenities. The area as a whole also enjoys a very central location with a direct bus route through to Chester and excellent connections via rail can be found at Chester City Centre and Crewe Railway Station. Manchester / Liverpool International Airports are both found within 45 minutes' drive of the property whilst Chester City Centre can be reached by car within 10-15 minutes.



### ENTRANCE HALL

12' 0" x 5' 3" (3.66m x 1.6m) UPVC double glazed front door with obscured glass panelling. Wooden flooring. Single panel radiator. Feature clear glass cabinet with aspect into entrance hall and living room. Glazed door leading to living room. Door to kitchen. Door to inner hall. Single panel radiator.

### INNER HALL

12' 1" x 6' 2" (3.68m x 1.88m) L-shaped. Part wooden flooring. Doors to bedroom one, bedroom two, en-suite/shower room and cloakroom. Access to eaves storage.



### LIVING ROOM/DINING ROOM

21' 1" x 13' 3" (6.43m x 4.04m) Side and front aspect UPVC double glazed windows. Wooden flooring. Single panel radiator. Glass display shelf with aspect to entrance hall. Pine clad ceiling. Glazed door leading to entrance hall. Double width sliding doors leading to the conservatory. Ceiling spotlights.

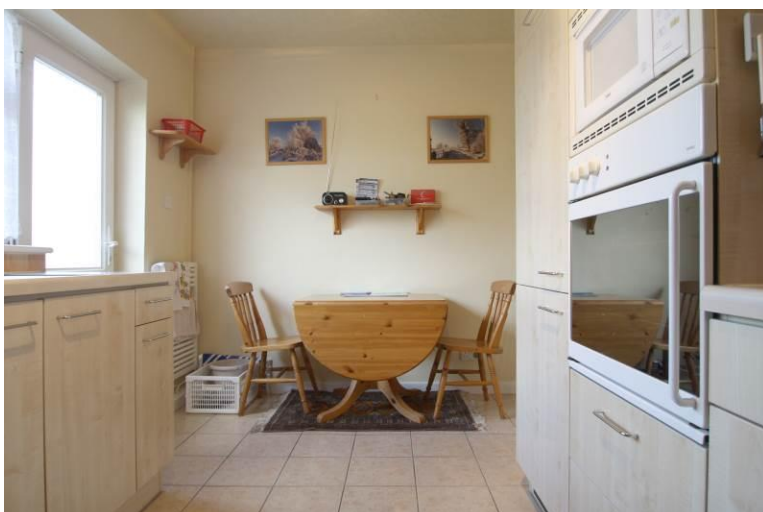
### CONSERVATORY

11' 7" x 9' 7" (3.53m x 2.92m) Fully tiled floor. Windows to three sides. Double width doors leading to garden. Sliding double width door leading to living room.



### BREAKFAST KITCHEN

13' 4" x 8' 7" (4.06m x 2.62m) Fitted with a range of wall and floor cupboards together with sliding drawers and rolled edged preparation surfaces throughout. Double bowl stainless steel sink with drainer unit and mixer tap set beneath UPVC double glazed window overlooking rear garden. Integrated appliances including four ring gas hob, oven, grill and AEG microwave and dishwasher. Integrated refrigerator and freezer. Tiled surrounds to all preparation surfaces. Fully tiled floor. Tiled preparation surfaces. Door with obscured glass panel leading to the outside. Door to entrance hall. Space for small table and chairs.



### BEDROOM ONE

12' 1" x 10' 11" (3.68m x 3.33m) Front aspect UPVC double glazed window. Extensive fitted bedroom furniture. Two wall light points. Door to entrance hall and archway to dressing room. Intruder alarm control panel.



### **DRESSING ROOM**

9' 0" x 5' 0" (2.74m x 1.52m) Fitted wardrobes. Archway to bedroom. Door to shower room/en-suite.

### **SHOWER ROOM/EN-SUITE**

8' 6" x 5' 7" (2.59m x 1.7m) Doors to both the dressing room and inner hall. Fitted with a suite comprising low level WC, pedestal wash hand basin and fully tiled shower enclosure. Fully tiled walls. Fully tiled floor. Heater towel rail/radiator. Rear aspect obscured glass window. Semi-recessed ceiling spotlights. Shaver socket point. Coat hook.

### **BEDROOM TWO**

10' 3" x 9' 4" (3.12m x 2.84m) Front aspect UPVC double glazed window. Single panel radiator. Fitted bedroom furniture. Door to inner hall.

### **CLOAKROOM**

5' 8" x 3' 6" (1.73m x 1.07m) Fitted with a suite comprising low level WC, pedestal wash hand basin, fully tiled walls, fully tiled floor, heated towel rail/radiator, shaver socket point and rear aspect UPVC double glazed obscured glass window. Semi-recessed ceiling spotlights.



### **EXTERNAL**

To the front of the property there is a block paved driveway that leads to the single garage and provides off road parking for one vehicle. There is also a good sized expanse of lawn with a block paved path interspersing the lawn leading to the front entrance door.

The rear garden is easterly orientated and is principally laid to lawn and also has a block paved path and patio area. There are small stocked beds, a gravelled area, a block paved path leading down the side of the property to a lockable timber gate and there is also a rear pedestrian access to the single garage. There is also a small timber shed behind the garage.



### **GARAGE**

19' 5" x 8' 4" (5.92m x 2.54m) Up and over door. Power and light connection

### **WORKSHOP**

19' 5" x 8' 4" (5.92m x 2.54m) Wall mounted boiler. Space for white goods. Window to side. Power and light connection. Archway leading to garage



## **SERVICES**

We understand that mains water, electricity, gas and drainage are connected

## **VIEWING**

Viewing by appointment with the Agents Tarporley office

## **TENURE**

We believe the property is freehold tenure

## **ROUTE**

From our office in the centre of Tarporley take a right turn out of the village in the direction of Chester. At the roundabout take the second exit onto the A51. Proceed through the villages of Clotton and Duddon, passing landmarks including Duddon Primary School on the right and Okells Nursery/garden centre on the left hand side. Having passed Okells follow the signs for Tarvin and take a right turn onto Tarporley Road. Proceed up Tarporley Road taking the first left turn into Broomheath Lane and proceed along Broomheath Lane following the road around and it will become Heath Drive. Carry on along Heath Drive passing Tarvin primary school on the left hand side and upon reaching a T-junction take a left turn into Hockenhull Lane. Proceed along following the road around to the right and then prepare to take a right turn into Platts Lane. Proceed along Platts Lane whereupon the property will be found on the right hand side clearly identified by a Wright Marshall for sale board.

## **NOTE**

During refurbishment of the property in the late 90's, it was discovered that the small length of feature stone wall to the front of the property, had been built with insufficient support, being forward of the bungalows foundations.

As part of the refurbishment, this was rectified by the addition of foundations to this area and the rebuilding of the wall.

The plans for this work are available at the selling estate agents office.

It is the Agent's understanding that the previous owner declared this as underpinning and as a result the property is insured by Tower Gate Insurers who have confirmed that they are happy to offer this insurance to any subsequent purchaser. Should any prospective purchaser wish to insure with a different company they are of course free to make their own enquiries.



## Ground Floor

Approx. 110.2 sq. metres (1186.6 sq. feet)



Total area: approx. 110.2 sq. metres (1186.6 sq. feet)

To scale only, not to size  
Plan produced using PlanUp.

5 Platts Lane, Tarvin

Energy Performance Certificate			
5, Platts Lane, Tarvin, CHESTER, CH3 8LH		Reference number: 2698-1079-0281-9515-2980	
Dwelling type: Detached bungalow	Type of assessment: RdSAP, existing dwelling	Date of assessment: 21 September 2015	
Date of certificate: 26 September 2015	Total floor area: 81 m <sup>2</sup>		
Use this document to:			
• Compare current ratings of properties to see which properties are more energy efficient			
• Find out how you can save energy and money by installing improvement measures			
Estimated energy costs of dwelling for 3 years:		£ 2,469	
Over 3 years you could save:		£ 765	
Estimated energy costs of this home			
Lighting	Current costs £ 250 over 3 years	Potential costs £ 158 over 3 years	Potential future savings £ 92 over 3 years
Heating	£ 1,675 over 3 years	£ 1,383 over 3 years	£ 292 over 3 years
Hot Water	£ 544 over 3 years	£ 185 over 3 years	£ 359 over 3 years
<b>Totals</b>	<b>£ 2,469</b>	<b>£ 1,726</b>	<b>£ 743</b>
These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.			
<b>Energy Efficiency Rating</b>			
The graph shows the current energy efficiency of your home.			
The higher the rating the lower your fuel bills are likely to be.			
The potential rating shows the effect of undertaking the recommendations on page 3.			
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).			
<b>Top actions you can take to save money and make your home more efficient</b>			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal?
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 23	Yes
2 Low energy lighting for all fixed outlets	£ 20	£ 60	Yes
3 Replace boiler with new condensing boiler	£2,300 - £3,000	£ 216	Yes
See page 3 for a full list of recommendations for this property.			
*Ongoing top actions, such as the recommended measures, and other actions, you must take today, to save money, avoid energy debt, grow in value property, or call 0800 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.			

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements