



A stunning 4 bedroom detached property ideally situated on Chester Road, on the edge of Whitchurch Town Centre. Briefly comprising Entrance Hall, Cloaks Room, Downstairs WC, Breakfast Kitchen with Dining Area, Utility Room, Living Room, Master Suite with Ensuite Shower Room and Walk-in Wardrobe, Guest Bedroom with Ensuite, 2 Further Bedrooms, spacious Family Bathroom and Office/Playroom. Externally the property benefits from off-road parking for several vehicles, Integrated Garage and Gardens to Front and Rear.

INTRODUCTION

Situated in a sought after area within walking distance of the Town Centre, this outstanding family home was crafted by a renowned local builder to an exacting specification taking into account present day family living and needs to be viewed to be fully appreciated.

At ground floor level the accommodation opens with into an Entrance Hall with doors into the Living Room, WC, Cloakroom and Kitchen/Diner. The Living Room has a feature fire place with log burner and French doors giving access to the decked area at the rear. The Kitchen/Diner runs along the back of the property and overlooks the garden and has the advantage of being fitted with an excellent range of wall and floor cupboards, also incorporating an island unit. Completing the ground floor is a useful Utility giving access to the Integrated Garage.

At first floor level is an impressive galleried landing with oak balustrade giving access to all bedrooms and Family Bathroom. The Master Bedroom is situated to the rear with walk-in dressing room and Ensuite Wet Room. To the front is the Guest Bedroom with Ensuite Shower Room. There are two further double size Bedrooms and a Study/Playroom. Completing this level is a luxurious Bathroom.

Externally the property is set back from the road having an extensive brick paved driveway bordered by the front garden. To the rear is a decked area overlooking the lawned garden bordered by flower beds and all enclosed by wooden fence paneling and brick wall providing privacy and seclusion.

LOCATION

The property is located on Chester Road on the edge of the Town Centre of Whitchurch where excellent shopping, schooling and recreational facilities can be found. It is ideally situated for commuting to larger towns and business centres of Shrewsbury, Chester, Wrexham, Crewe, Nantwich, North Wales and The Midlands via the major road network and is not far from the Railway Station with regular services to Crewe, Shrewsbury and beyond.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Part glazed UPVC entrance door with stained glass panelling and two glazed panels to either side, oak staircase rising to first floor, alarm system, telephone point, smoke alarm, alarm sensor, 'heatmister' thermostat, oak plank flooring and under floor heating. Door into Cloaks Cupboard and WC.



WC

6' 5" x 2' 11" (1.96m x 0.89m)

White suite incorporating low level WC, vanity wash hand basin, chrome heated towel rail, extractor fan, oak plank flooring and underfloor heating.

CLOAKS CUPBOARD

6' 5" x 2' 11" (1.96m x 0.89m)

Fitted shoe rack, coat hooks, control box for alarm and oak plank flooring.

KITCHEN/BREAKFAST ROOM

32' 2" x 24' 11" (9.8m x 7.59m)

Comprising painted finish units and matching eye level wall cupboards, two with glazed doors, marble effect work surface and matching splashback, inset 1 1/2 bowl sink and drainer with swan neck tap and waste food disposal system, space and gas/electric connection for cooker with 'Rangemaster' extractor fan with light over, integrated dishwasher and microwave, American style Fridge/Freezer with water cooler and ice maker, central island with cupboards and breakfast bar, two windows to rear aspect, alarm sensor, 'heatmister' thermostat, down lighters, underfloor heating and continuation of oak plank flooring.

Agents Note: the 'Rangemaster Professional Plus' 5 ring, main electric oven, bread oven and grill is available by separate negotiation.

Opening into:





DINING AREA

24' 11" x 10' 7" (7.59m x 3.23m)

Having vaulted ceiling incorporating two Velux windows with fitted electric controlled blinds, window to rear aspect overlooking the garden and French doors opening onto the patio provides plenty of natural lighting, television point, inset speakers, continuation of oak plank flooring and underfloor heating. Door into:

UTILITY ROOM

13' 2" x 5' 9" (4.01m x 1.75m)

Comprising painted finish units with inset stainless steel single drainer sink unit, space and plumbing for washing machine, space for dryer, extractor fan, fitted shelving, 'l'flo' central heating and hot water timer, window to side aspect, oak plank flooring and under floor heating. Door into Garage.

LIVING ROOM

12' 2" x 9' 0" (3.71m x 2.74m)

Feature fireplace with oak beam, sandstone hearth and inset wood burning stove, French doors leading out to decked area, bay window to front aspect, inset speakers, television point, telephone point, 'heatmister' thermostat, alarm sensor, carbon monoxide and under floor heating.







STAIRS AND LANDING

Galleried landing with oak balustrade, window to front aspect, access to loft, room thermostat, smoke alarm and alarm sensor. Double doors into airing cupboard with hanging rails, slatted shelving and two radiators.

MASTER BEDROOM

13' 7" x 10' 4" (4.14m x 3.15m)

Having window to rear aspect, two Velux windows with fitted electrically controlled blinds, inset speaker in ceiling, alarm control panel, television point, telephone point and single radiator. Door into:

WALK-IN-WARDROBE

Fitted shelving and rails, down lights and single radiator.

ENSUITE

5' 9" x 5' 9" (1.75m x 1.75m)

Fully fitted wet room incorporating walk in shower with glazed screen and mains power shower, low level WC, wash hand basin with mixer tap, chrome heated towel rail, extractor fan, obscure glazed window to rear, down lights and fully tiled walls and floor.

GUEST BEDROOM

10' 3" x 13' 11" (3.12m x 4.24m)

Two windows to the front aspect and single radiator. Door into:





ENSUITE SHOWER ROOM

5' 9" x 5' 8" (1.75m x 1.73m)

A modern suite comprising corner shower cubicle with mains shower and tiled surround, pedestal wash hand basin, low level WC, extractor fan, chrome heated towel rail, obscure glazed window to side aspect, down lights and tiled flooring.

BEDROOM 3

8' 3" x 12' 3" (2.51m x 3.73m)

Window to rear aspect and single radiator.

BEDROOM 4

8' 2" x 12' 3" (2.49m x 3.73m)

Bay window to front aspect and single radiator.



OFFICE/PLAYROOM

7' 10" x 5' 10" (2.39m x 1.78m)

Telephone point and single radiator.

FAMILY BATHROOM

12' 4" x 6' 11" (3.76m x 2.11m)

Four piece white suite incorporating enclosed shower cubicle with glazed door, tiled surround and mains shower unit, large panelled bath with shower attachment and tiled surround, vanity unit with wash hand basin and mixer tap, low level WC, two chrome heated towel rails, extractor fan, obscure glazed window to side, inset speakers, four niches, two with inset spotlights, and down lighting.





EXTERIOR

The property is approached to the front through decorative wooden gates onto a brick paved driveway edged by brick sets, bordered by a small lawned area and mature shrub and flower borders enclosed to the front by a sandstone wall. Leading to:

INTEGRATED GARAGE

14' 10" x 12' 11" (4.52m x 3.94m)

With up and over doors onto painted concrete flooring, part glazed personal side door, fitted shelving and power and lighting connected.

GARDENS

The principal garden is situated to the rear of the property and is predominately laid to lawn incorporating a paved York stone patio area to the immediate rear of the property with two paths to either side of the property leading through a wooden pedestrian gate to the front of the property, security lighting, painted wooden garden shed and a number of brick lights. There is an additional painted decking area, accessed from the Dining Area and Living Room with wooden balustrade, with storage area underneath. All enclosed by brick wall and wooden panel fencing providing security and seclusion.



SERVICES

Mains electricity, water, gas and drainage connected. Under floor heating to ground floor.

TENURE

Freehold. This should be verified prior to legal commitment to purchase.

VIEWING

Strictly by appointment with the Agents' Whitchurch Office on 01948 662281.

SALE PARTICULARS AND PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

Ground Floor



First Floor



EPC Band B

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	88
B (81-91)	82
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	88
B (81-91)	83
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
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