



**Set in a superb location with the benefit of stunning views - a fantastically spacious five bedroom, three bathroom detached house within walking distance of Tarvin's high street with the further benefit high quality accommodation throughout including a Breakfast Kitchen, a large Living Room and a spacious double garage.**

## INTRODUCTION

This stunning five bedroom detached property situated in the sought after development of 'Saxon Heath' in Tarvin, the house itself benefits from rural views, a large spacious plot and being located within walking distance of Tarvin's high street, which provides many day to day amenities.

The spacious accommodation includes five bedrooms, three Bathrooms, a magnificent breakfast Kitchen, large rear garden and an exceptionally spacious living room. All accommodation is finished to an exacting standard with a wealth of high quality features throughout, including the presence of prestigious Amtico flooring in the Hall, Dining room, Kitchen and more.

The house further enjoys off road parking for two cars, and an integral double garage. All these features undoubtedly make this property exceptional value for money.

## 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.



### ENTRANCE HALL

21' 2" x 5' 0" (6.45m x 1.52m) Front aspect door with obscured glass panel. Framed opening leading to the dining room. Single panel radiator. Amtico floor. Recessed spotlights. Doors leading to the Cloakroom, Kitchen and Living room. Stairs rising to first floor.

### DINING ROOM

10' 5" x 5' 11" (3.18m x 1.8m) Front aspect UPVC double glazed window. Amtico flooring. Double panel radiator. Ceiling mounted light fitting.

### CLOAKROOM

5' 3" x 2' 8" (1.6m x 0.81m) Low Level WC, single pedestal wash hand basin with mixer tap and a ceiling mounted light fitting. Partially tiled walls. Amtico floor.





### **BREAKFAST KITCHEN**

18' 8" x 12' 7" (5.69m x 3.84m) Max. Rear aspect UPVC double glazed windows. Rear aspect UPVC double glazed double doors leading to rear garden. Fitted with a range of wall and floor mounted kitchen units with a rolled top preparation surface. One and half bowl stainless steel sink with drainer unit and mixer tap. Double AEG electric oven and electric four ring ceramic hob with AEG multispeed extractor fan above. Integrated fridge, dishwasher and freezer. Fully recessed ceiling mounted spotlights. Double panel radiator. Amtico flooring. Door leading to utility.



### **UTILITY**

5' 9" x 5' 4" (1.75m x 1.63m) Side aspect door with glass panel. Wall and floor mounted units. Space for washing machine and tumble dryer. Rolled top preparation surface with single stainless steel sink and mixer tap. Space for microwave. Floor mounted and wall mounted storage spaces. Amtico floor. Single panel radiator. Ceiling mounted light fitting.

### **LIVING ROOM**

17' 1" x 12' 8" (5.21m x 3.86m) Rear aspect UPVC double glazed double doors leading to rear garden with matching windows to either side. Two ceiling mounted light fittings. Two single panel radiators. Power for electric fire (not yet fitted but can be if required).



### **FIRST FLOOR**

#### **LANDING**

15' 8" x 6' 6" (4.78m x 1.98m) Single panel radiator. Fully recessed spotlights. Ceiling mounted light fitting. Access with ladder to partially boarded loft. Doors leading to master bedroom, four further bedrooms and airing cupboard with Tribune HE hot water cylinder

#### **MASTER BEDROOM**

12' 6" x 12' 5" (3.81m x 3.78m) Two front aspect UPVC double glazed windows. Fully recessed spotlights. Ceiling mounted light fitting. Single panel radiator. Fitted storage. Door leading to en-suite.

#### **EN-SUITE**

6' 6" x 3' 3" (1.98m x 0.99m) Low level WC. Front aspect obscured glass UPVC double glazed window. Radiator. Amtico flooring. Fully tiled shower cubicle. Recessed spotlights. Single pedestal wash hand basin with mixer tap. Partially tiled walls.





### **BEDROOM TWO**

12' 6" x 11' 7" (3.81m x 3.53m) Two front aspect UPVC double glazed windows. Single panel radiator. Ceiling mounted light fitting. Door leading to En-Suite.

### **EN-SUITE**

6'06" x 6'04". Maximum measurements. Side aspect UPVC double glazed obscured glass window. Pedestal wash hand basin with mixer tap. Partially tiled walls. Low level WC with push button flush. Ladder style radiator. Recessed ceiling spotlights. Extractor fan. Fully tiled shower enclosure.



### **BEDROOM THREE**

11' 2" x 8' 10" (3.4m x 2.69m) Rear aspect UPVC double glazed window. Single panel radiator. Ceiling mounted light fitting.

### **BEDROOM FOUR**

11' 0" x 8' 10" (3.35m x 2.69m) Rear aspect UPVC double glazed window. Single panel radiator. Ceiling mounted light fitting.

### **BEDROOM FIVE/STUDY**

9' 10" x 9' 2" (3m x 2.79m) Rear aspect UPVC double glazed window. Single panel radiator. Ceiling mounted light fitting.



### **FAMILY BATHROOM**

9'01" x 6'03". Maximum measurements. Side aspect UPVC double glazed obscured glass window. Recessed ceiling lights. Extractor fan. Panelled bath with mixer tap and shower fitting. Low level WC with push button flush. Pedestal wash hand basin with mixer tap. Partially tiled walls. Ladder style radiator.

### **EXTERNAL**

To the front of the property there is off road parking for two cars and an area of lawned garden.

To the rear of the property there is a substantial rear garden, with a high garden fence around the perimeter.

### **GARAGE**

15'10" x 16'05". Maximum measurements. Double garage with up and over doors. Electric and light fittings.





### **SERVICES**

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

### **VIEWING**

Viewing by appointment with the Agents Tarporley office

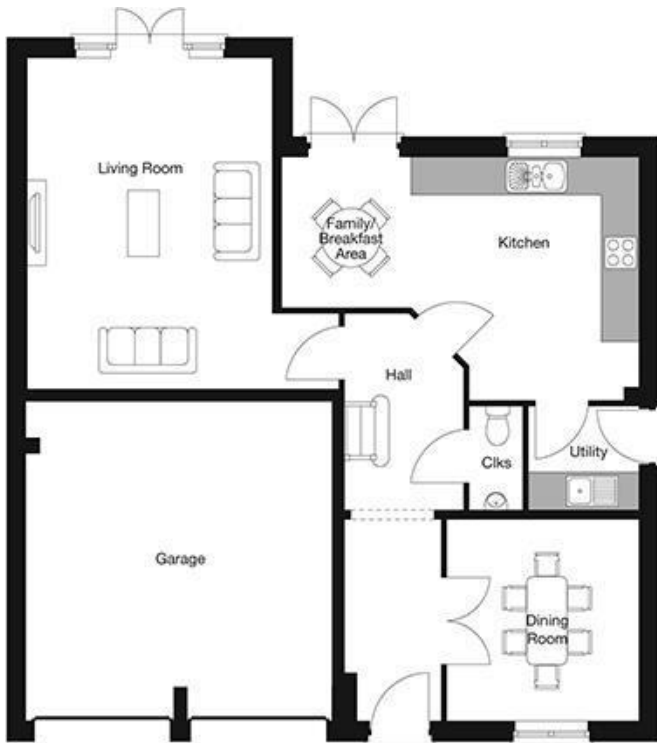
### **TENURE**

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, and then take the first left hand turn onto Sandford Dr, then take the first right hand turn onto Croxton Green, the property will be found on the left hand side clearly identified by a Wright Marshall for sale board.





## Energy Performance Certificate



3, Croxton Green, Tarvin, CHESTER, CH3 8DU

Dwelling type: Detached house  
 Date of assessment: 09 October 2014  
 Date of certificate: 09 October 2014

Reference number: 9620-3881-7603-9404-8681  
 Type of assessment: SAP, new dwelling  
 Total floor area: 153 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

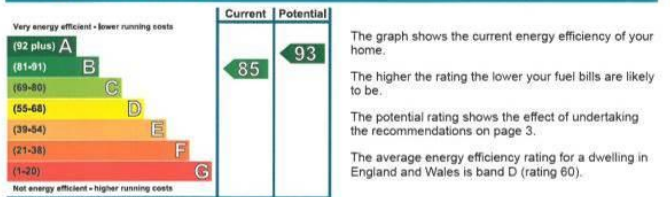
Estimated energy costs of dwelling for 3 years:	£ 1,656
Over 3 years you could save	£ 141

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	
Heating	£ 1,065 over 3 years	£ 1,101 over 3 years	
Hot Water	£ 327 over 3 years	£ 180 over 3 years	
<b>Totals</b>	<b>£ 1,656</b>	<b>£ 1,515</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.

### Energy Efficiency Rating



### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 141
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 753

