

# Town & Country

Estate & Letting Agents

Gorsefield, Tattenhall

£470,000



Nestled in the charming village of Tattenhall, this delightful detached bungalow presents an excellent opportunity for comfortable living. The property boasts a well-thought-out layout, featuring two spacious double bedrooms that provide a peaceful retreat. The modern bathroom is tastefully designed, ensuring both style and functionality.

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## DESCRIPTION

A well-presented and spacious bungalow featuring two double bedrooms, a modern bathroom, and versatile living areas including a living room, dining room, conservatory, and an additional sitting room/third bedroom. The kitchen is well-equipped with a breakfast bar and adjoining utility room. Externally, the property offers ample off-road parking, a front lawn, and a beautifully landscaped, south-facing rear garden with patios, mature planting, and an ornamental pond. Additional features include double gates for extra parking, external lighting, and a water supply.



## LOCATION

The village of Tattenhall offers a comprehensive range of services including a general store, butcher, chemist, doctor's surgery, coffee shop, public houses and restaurants. The village also has a thriving sports club and there are several golf courses locally at Carden Park, Aldersey and Waverton. Tattenhall Country Primary School, a well-regarded educational beacon that is consistently rated highly in independent inspections. The village has continued to embrace its rich history which is evident by the number of substantial Victorian buildings both in the village and surrounding farmsteads. Despite its rural tranquillity and within proximity, the property provides an ideal base for the commuter with the centre of Chester being approximately 9 miles away. The area is also well served by roads with access to the M53/M56 motorways permitting travel to all areas of commerce throughout the North West via the national motorway network. Liverpool and Manchester International Airports are 22 and 32 miles respectively and travel to London is available via Crewe which is 17 miles away and provides a 2 hour Inter City Service to London Euston.

## DIRECTIONS

From our Chester Branch, head north on Lower Bridge Street towards Grosvenor Street A5268, Turn right onto Pepper St/A5268, Continue to follow A5268, Turn right onto Foregate St/A5268, Continue to follow A5268, Turn right onto The Bars/A5268, Slight left onto Boughton/A51, Continue to follow A51, turn right onto Challinor St/A51, Slight left onto Christleton Rd/A5115, Continue to follow A5115, Continue straight onto Boughton Heath Jct, Continue straight onto Whitchurch Rd/, Turn left onto Frog Ln, Turn left onto Covert Rise, Turn left onto Gorsefield, Destination will be on the left.

## VESTIBULE

The property is entered through an opaque, leaded, double-glazed composite front door that opens into a vestibule, which in turn opens to the reception hall.



## RECEPTION HALL

8'3 x 7'1

An inviting entrance hall with access to the loft, a radiator, and doors leading to the living room, cloakroom/WC, bathroom, and two bedrooms.



## CLOAKROOM WC

5'4 x 3'0

Fitted with a low-level WC and a pedestal wash hand basin. The walls are partially tiled, and there is an extractor fan set into the ceiling.



## DINING ROOM

11'0 x 8'5

With a radiator, open access to the kitchen, and a patio door opening into the conservatory.



## LIVING ROOM

17'3 x 10'10

A spacious living room with a window to the front elevation and a radiator below. A door leads through to the dining room.



## CONSERVATORY

12'0 x 9'5

Constructed on a low brick wall base with a uPVC double-glazed frame, the conservatory features French doors opening to the rear garden and has a tiled floor.





## KITCHEN

11'0 x 8'5

Fitted with a range of light wood grain-effect wall, base, and drawer units, complemented by stainless steel handles and display cabinets. The kitchen offers ample worktop space including a breakfast bar, and houses a stainless steel double bowl, single drainer sink unit with mixer tap and tiled splashback. There is space for a cooker with an extractor hood above, ceramic tiled flooring, a window to the rear elevation, and an opaque glazed door opening to the utility room.



## UTILITY ROOM

9'0 x 6'7

Fitted with matching wall, drawer, and base units from the kitchen, also with stainless steel handles. The worktops house a stainless steel single drainer sink unit with mixer tap and tiled splashback. There is space and plumbing for a washing machine and dryer. The room also features tiled flooring, partially tiled walls, a window to the side elevation, a radiator, a timber single-glazed back door, and open access to the sitting room.



## SITTING ROOM/ BEDROOM THREE

15'0 x 7'6

Featuring engineered light oak flooring and recessed downlights set within the ceiling. There is a window to the front elevation with a radiator below, and fitted floor-to-ceiling storage cupboards in a wood grain finish housing the gas boiler. (With the addition of a door from the utility room, this space could easily be used as a third bedroom.)



## BEDROOM ONE

13'0 x 12'3

With a window to the rear elevation offering garden views, and a radiator beneath.



## BEDROOM TWO

12'3 x 8'9

Includes a deep built-in shelved storage cupboard, a window to the front elevation, and a radiator.



## BATHROOM

9'7 x 5'5

Fitted with a modern white three-piece suite comprising an L-shaped panelled bath with mixer tap and electric shower, a protective glass screen, a dual-flush low-level WC, and a pedestal wash hand basin. The bathroom also features tiled flooring and fully tiled walls, a chrome heated towel rail, an opaque window to the side elevation, and recessed ceiling downlights.



## EXTERNALLY

To the front of the property, there is ample off-road parking for several vehicles, alongside a lawned garden with an additional, smaller gravelled area. Both are well stocked with a variety of mature plants, shrubs, and trees. There are two external lights, and double timber gates to the side of the bungalow provide potential for further off-road parking if required, and allow access to the rear garden.

The rear garden enjoys a sunny, southerly-facing aspect and



features a paved patio area, beautifully maintained lawned gardens, and a variety of established, colourful plants, shrubs, and trees. Further features include a decked patio area, an additional paved patio, and an ornamental water feature with a stream flowing into a central pond with a fountain. The garden is enclosed by hedging to the rear and left-hand side, and timber fence panels to the right. There are additional outdoor lights, as well as an external water supply.



## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure:

Council tax: E £2924

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

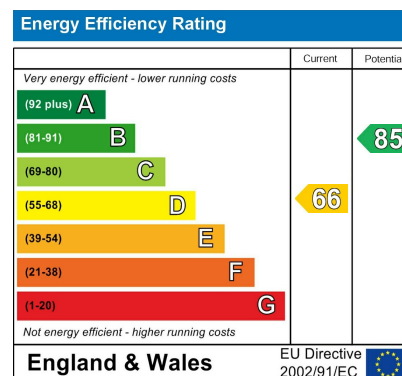
Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Total floor area 115.7 m<sup>2</sup> (1,245 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.