

Town & Country

Estate & Letting Agents

Millbrook End, Tattenhall

£695,000



Located within walking distance of Tattenhall Village, Millbrook End is situated on a corner plot within a quiet cul-de-sac location. This fabulous five-bedroom detached family home offers adaptable, light and spacious accommodation, benefiting from a downstairs cloak, en suite facilities, two reception rooms, a modern kitchen & bathroom, conservatory and integral garage. Having the advantage of a brick paved driveway, private mature rear garden with seated decking areas. Viewing is essential to appreciate all this lovely home has to offer.

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DESCRIPTION

Millbrook End is of brick construction with a Marley tiled roof and having white UPVC leaded windows and gas central heating. This well-presented five-bedroom detached family home occupies a generous corner plot within a quiet cul-de-sac in the popular village of Tattenhall. Entering the property, the welcoming hallway leads to a useful second reception room, a spacious living room and an impressive kitchen. The kitchen is fitted with a range of units, integrated appliances and a peninsula island with seating, creating a practical space for everyday family life. The living room features a living-flame gas fire and opens through to the conservatory, which provides additional reception space and direct access to the garden. To the first floor are five well-proportioned bedrooms, offering flexibility for family living, guests or home working. The principal bedroom benefits from a walk-in wardrobe and en-suite shower room, while a stylish family bathroom serves the remaining bedrooms. Externally, the property enjoys ample driveway parking, an integral garage and a private northwest-facing rear garden. Predominantly laid to lawn, the garden also features mature planting and a number of decked seating areas, providing excellent space for relaxing and entertaining.



LOCATION

Tattenhall is a sought-after Cheshire village situated approximately 8 miles south-east of Chester, offering a peaceful countryside setting with a strong community feel and a good range of everyday amenities. The village centre is within walking distance and provides independent shops, cafés, pubs, a convenience store, doctor's surgery, library and local primary school. The surrounding countryside offers numerous walking routes, with Beeston Castle, Peckforton Hills, the Sandstone Trail and Shropshire Union Canal all nearby. Chester is easily accessible via the A41, while the wider road network provides convenient connections towards Wrexham, Whitchurch and beyond. Regular bus services link Tattenhall with Chester and surrounding villages, with Chester Railway Station providing further connections. The area is well suited to families and commuters looking for a village lifestyle while remaining within easy reach of the amenities and facilities of Chester.

DIRECTIONS

From our Chester office, head north towards Grosvenor Street and turn right onto Pepper Street/A5268. Continue along the A5268, turning right onto Foregate Street and then right onto The Bars. Continue onto Boughton/A51 and follow the A51 before turning right onto Challinor Street. Continue onto Christleton Road/A5115, following the road towards Boughton Heath Junction, then continue straight onto Whitchurch Road/A41. Follow the A41 for approximately 5.2 miles before turning left onto Frog Lane. Continue along Frog Lane and turn left onto Covert Rise, then left onto Millbrook End. Keep left to remain on Millbrook End, where the property can be located by the for sale sign.



ENTRANCE HALL

Featuring light-washed oak laminate flooring alongside light gray and slate-painted walls, a doorway leads to the hallway and WC cloakroom.



WC CLOAKROOM

4'10" x 3'11"

The downstairs cloak room is fitted with a heritage white pedestal basin featuring gold-effect taps and a matching close-coupled toilet. The space includes a white radiator, a round uPVC porthole window with leaded glass, and a striking black-and-white diamond ceramic tile floor.

HALLWAY

11' x 5'8"

Features double white-painted glazed doors leading to the second reception room, a glazed white-painted door leading to the kitchen and a six-panelled white door leading to the lounge. Stairs rise to the first floor and the flooring continues in light-washed oak laminate, complemented by light grey and slate-grey feature walls. The staircase is fitted with slate-grey carpet and there is a radiator.



SECOND RECEPTION ROOM

Currently used as a spare bedroom/office, this versatile room could also be utilised as a dining room. There is a white UPVC leaded window overlooking the driveway, radiator, chrome wall lights and matching ceiling lights, cream-coloured walls and light-washed oak-effect laminate flooring.



KITCHEN

22'5" x 11'5"

This spacious kitchen is fitted with a range of oak-effect wall and base units complemented by

black marble-effect laminate work surfaces and matching upstands. Black high-gloss marble-effect wall tiles with black grout provide a stylish finish, with grey tiled splashbacks surrounding the hob. The kitchen includes a one-and-a-half-bowl stainless-steel sink with mixer tap, Baumatic integrated dishwasher, Hisense electric glass hob, stainless-steel chimney-style extractor hood, Bosch single fan oven and integrated Russell Hobbs microwave. Further features include a built-in under-stairs storage cupboard, spotlights throughout and a peninsula island with seating for four stools, complemented by three feature pendant lights above. There is space for a fridge freezer, pull-out larder cupboards and a washing machine, together with a stainless-steel utility sink and mixer tap.

A white UPVC door provides access to the integral garage, while white UPVC leaded French doors open directly onto the rear garden.



LIVING ROOM

11'10" x 22'11"

The living room features oak-effect laminate flooring, blue-painted walls, a bow UPVC leaded window to the front overlooking the lawn and a white UPVC leaded bay window overlooking the rear garden. This room is centered around a gas living-flame fire with a white stone-effect fireplace, marble hearth and matching back. There are chrome multi-arm ceiling lights and double white-painted glazed doors leading into the conservatory.





CONSERVATORY

13' x 13'

The white UPVC conservatory, with dwarf wall, features oak laminate flooring, a brick-effect feature wall and white-painted walls. Double doors lead directly onto the outdoor decked seating area.



FIRST FLOOR LANDING

The stairs lead to the first-floor landing, providing access to five bedrooms and the family bathroom. The landing is carpeted in matching slate-grey carpet and benefits from loft access, a

storage cupboard, two white pendant lights and a white UPVC led window with a front aspect.

All first-floor rooms benefit from six-panelled MDF white-painted doors with chrome door furniture.



BEDROOM ONE

10'10" x 11'9"

A light and airy room featuring a large white UPVC led window with a front aspect overlooking the driveway and garden. The room has brown carpet, striped feature wallpaper and cream-painted walls. A door leads to the walk-in wardrobe, which is fitted with hanging rails and shelving, with a further door leading to the en-suite.





EN-SUITE

6'4" x 6'9"

Fitted with a beach-effect vanity and WC unit, white basin with mixer tap and white WC. There is a 2' x 2' shower cubicle with Mira thermostatic shower, chrome towel radiator and Blackstone-effect worktop. The walls are finished with beige marble-effect tiles and a terracotta feature border, with an opaque UPVC window providing a front aspect.



BEDROOM THREE

9'1" x 10'11"

Features a white UPVC window with a rear aspect overlooking the garden. There is a radiator, cream-painted walls, silver-grey carpet and white pendant light fitting.



BEDROOM TWO

12' x 11'8"

Features a large white UPVC window with a front aspect overlooking the garden. There is a green vanity unit with wash basin, radiator, dark green feature wall with light green walls, grey carpet and pendant light fitting.



FAMILY BATHROOM

8'8" x 5'6"

The family bathroom has been stylishly fitted with a contemporary four-foot walk-in shower, charcoal-grey high-gloss vanity unit with white basin and chrome mixer tap, and a matching charcoal-grey WC unit with white toilet. The walls are fully tiled in grey ceramic stone-effect tiles with black grout, complemented by a chrome towel radiator and light cream ceramic floor tiles. There are ceiling spotlights and built-in open shelving providing useful storage for toiletries.



BEDROOM FOUR

10'10" x 10'6"

Features a white UPVC leaded window with a rear aspect overlooking the garden. There is a radiator, silver-grey carpet, cream-painted walls and pendant light fitting.



BEDROOM FIVE

7'3" x 7'7"

Currently used as a gaming room, with a white UPVC leaded window with a rear aspect overlooking the garden, silver-grey carpet, radiator and white pendant light fitting.



INTEGRAL GARAGE

16'10" x 7'4"

The garage houses the Baxi combination boiler and a modern metal electricity consumer unit. There is an up-and-over garage door, power and lighting.



EXTERNALLY

A side access wooden gate leads to the bin storage area and rear garden, with an outdoor water supply. The private rear garden is predominantly lawned and extends around the side of the property, with established conifer hedging providing a secluded setting and a well-established Willow tree.

The garden benefits from two decked seating areas, allowing you to make the most of the sunshine throughout the day and providing excellent space for outdoor entertaining. There is also a wooden shed with felt roof and a secluded decked area with power, suitable for a Jacuzzi. A further decked seating area is located directly outside the conservatory. The rear garden is northwest-facing and offers a generous, private outdoor space.



SERVICES TO PROPERTY

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

Council tax band: F

Tenure: Freehold

ARRANGE A VIEWING

Please contact a member of our team on 01244 403900. Viewings are strictly by appointment via our Chester branch.

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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only.

They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

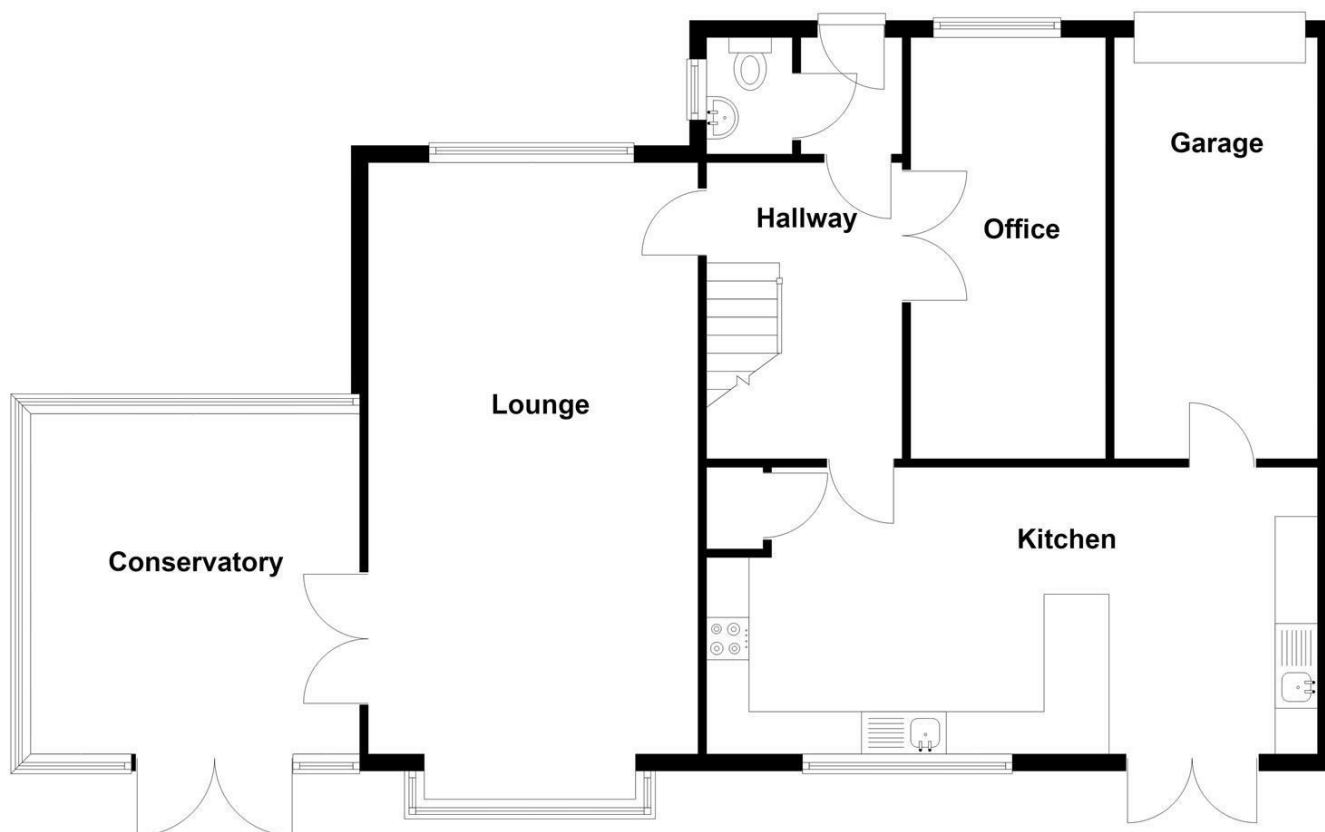
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Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval.

Ground Floor

Approx. 105.4 sq. metres (1134.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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