



For Sale

£369,950



- Extended Semi-Detached Home
- Generous Sized Plot
- Popular Cheshire Village Location
- Four Bedrooms
- Two Bathrooms

- Gas Central Heating
- Double Glazing
- Three Reception Areas
- Howdens Modern Kitchen
- Ample Parking

**Keysbrook
Tattenhall, CH3 9QP**

Property Description

A deceptively spacious and skilfully extended four bedroom semi-detached mature home making it an ideal for a family, couple or first-time buyers. The property occupies a generous sized plot for a property of this type with ample parking. The property offers the full benefits of gas fired central heating, three reception areas, modern Howdens fitted kitchen with integrated appliances and island, double glazing, four-piece bathroom suite with separate walk in shower, en-suite shower room to the main bedroom, multi fuel log burner to the lounge area. **VIEWING STRONGLY RECOMMENDED.**

Location

Tattenhall is a sought after and popular village to live offering a pleasant and real community spirit with a good selection of shops, public houses, cricket ground, primary school with excellent reputation, playground area, restaurants, but is also very accessible to the historical City of Chester.



Entrance Hall

Composite partly double-glazed entrance door, tiling to floor, stairs to the first floor.

Lounge: 16.34' x 12.50' (4.98m x 3.81m)

Recess incorporating multi fuel log burner set on hearth with timber mantle above, tiling to floor, central heating radiator, double glazed window to the front elevation.

Sitting Room: 11.35' x 10.56' (3.46m x 3.22m)

French double-glazed doors which lead out to the rear garden, tiling to floor, central heating radiator, concealed lighting, double glazed velux window.

Kitchen/breakfast Area: 19.36' x 12.17' (5.90m x 3.71m)

Spacious modern style Howdens kitchen comprising of an extensive range of eye level and base fitted units with complimentary worktops incorporating one and a half bowl sink unit with lever tap and hand held washing tap with waste disposal, kitchen island with a selection of units including wine cooler, integrated washing machine, slimline dishwasher, oven and hob with extractor fan above, part tiled to walls, tiling to floor, concealed lighting, central heating radiator, storage cupboard, double glazed windows to the side and rear elevation, composite door to the side access.

Bathroom : 8.66' x 8.73' (2.64m x 2.66m)

Modern and luxury fitted suite comprising of roll top bath with hand held shower attachment and tap, wash hand basin, low level w.c, separate walk in shower with shower screen and two showers one being a hand held, concealed lighting, extractor fan, double glazed window the front elevation, tiling to floor and walls.

Landing

Access to loft, central heating radiator.

Bedroom 1: 12.34' x 12.11' (3.76m x 3.69m)

Double glazed window to the rear elevation, central heating radiator, picture rail.

En-suite

Corner shower cubicle incorporating fitted shower with additional hand-held shower with sliding door, vanity wash hand basin, low level w.c, tiling to floor and walls, double glazed window to the side elevation.

Bedroom 2: 16.34' x 9.06' (4.98m x 2.76m)

Measured maximum into recess to door. Double glazed window to the front elevation, central heating radiator, picture rail.

Bedroom 3: 11.08' x 12.50' (3.38m x 3.81m)

Double glazed window to the front elevation, central heating radiator, picture rail, walk in storage cupboard housing Baxi central heating boiler.

Bedroom 4: 7.78' x 9.48' (2.37m x 2.89m)

Double glazed window to the rear elevation, central heating radiator, picture rail, laminated wood effect flooring.

Externally

To the front of the property there is a block paved driveway providing ample parking with timber gate for access to the side. At the side of the property there is a further block paved area and the rear garden is mainly laid to lawn fully enclosed by timber fencing and offers to slightly raised timber decking areas.

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