



CHESHIRE  
LAMONT

Tattenhall, Nr. Chester



# Colbrook, Church Bank, Tattenhall, Nr. Chester, CH3 9QE

Holding a secluded position within the centre of Tattenhall village (off Church Bank) this three bedroomed semi detached property benefits from recent modernisation and extension creating a delightful home with secluded gardens overlooking a protected wildlife area.

- Entrance Hall, Open Plan Living/Dining Room, versatile Garden Room Extension, Kitchen, Inner Hallway (potential Utility Room), Cloakroom.
- Three Double Bedrooms, well appointed Bathroom
- Ample parking provision, secluded south facing garden backing onto protected wildlife area.

## Location

The property is situated in Tattenhall, a characterful Cheshire village, which provides a grocery store, chemist, post office, three pubs, nursery school and a variety of small stores. Central to the village and village life is the Church which dates back to Norman times. There is also the Victorian Barbour Institute which prides itself on offering numerous courses and activities. The well-regarded primary school is also situated just off the high street, the larger villages of Tarporley and Malpas have further shopping facilities and are just ten to fifteen minutes' drive away, alternatively Chester City Centre is readily accessible. On a recreational front, the village has a sports club providing a gym, cricket, football, running, racquet ball, squash, tennis and netball sections, with rugby and hockey clubs as well as six golf courses within fifteen minutes' drive, delightful walks can be enjoyed on the Peckforton and Bickerton Hills.

## Accommodation

A part glazed panelled front door sits beneath an oak framed **Storm Porch**, this opens to an attractive **Reception Hall** with beamed ceiling, staircase rising to the first floor with storage cupboard beneath and oak flooring which continues into the **Inner Hallway** which potentially could be converted to a Utility Room if desired with well appointed **Cloakroom** off and communicating door to the Kitchen.

Off the Reception Hall there is a large open plan **Living/Dining Room** 6.6m x 3.6m with **Garden Room** extension beyond 5.7m x 2.5m.



The **Living/Dining Room** has a central fireplace fitted with a log burning stove set upon a tiled hearth with bespoke cupboards and shelf fitted to one side of the chimney breast. A timber effect floor is laid throughout continuing into the **Garden Room** which the current vendors utilise as a formal Dining Room and comfortably accommodates a 10/12 person dining table, two sets of glazed double doors open from the Garden Room onto an India stone laid patio/entertaining area with south facing gardens beyond.

The **Kitchen 3.8m x 3.1m** is also open plan to the Living Room, this is extensively fitted with wall and floor cupboards and complimented with marble effect work surfaces. Appliances include a four burner gas hob with extractor above, double oven, integrated dishwasher and washer dryer, there is also a free standing fridge freezer included within the sale.

To the First Floor there are three bedrooms and a recently fitted well appointed bathroom.

**Bedroom One 3.3m x 3.2m and Bedroom Two 3.3m x 2.6m** both overlook the rear garden. Bedroom One benefits from built in wardrobes. **Bedroom Three 3.2m x 2.3m** overlooks the front. The well appointed **Bathroom** is fitted with a panelled bath with shower facility above, oval shaped wash hand basin set upon a wash stand, low level WC, heated towel rail and finished with marble effect tiling.

#### Externally

Situated in the centre of Tattenhall village, just off the High Street on Church Bank. The property is accessed via a driveway shared with four adjacent properties, this gives access to the private gravelled driveway for Colbrook Cottage and provides ample parking and turning space to the side of the property. Beyond the driveway there is a retained border planted with young Laurel bushes. The secluded garden is principally laid to lawn and includes both an India stone paved sitting/entertaining area and decked sitting area overlooking a stream. The gardens enjoy and southerly aspect and backs onto a protected wildlife area. A **Garden Shed 2.7m x 2.7m** benefits from electric light and power points.

#### Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

#### Viewing

Via Cheshire Lamont Tarporley Office on 01829 730700.

#### Directions

##### What3words: absorbing.racing.resembles

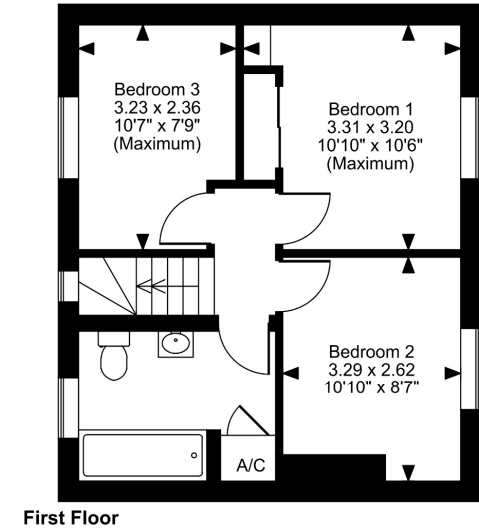
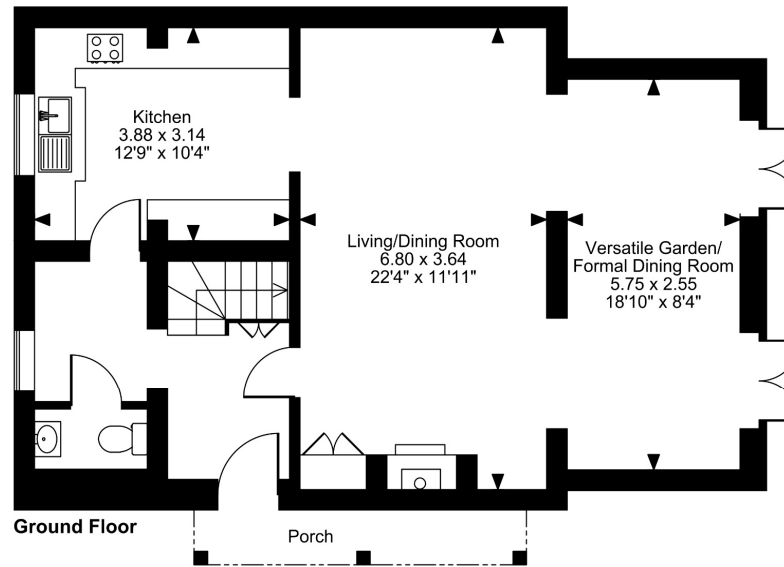
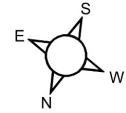
From the High Street in Tattenhall proceed down the High Street turning right onto Church Bank. Proceed up Church Bank turning left down a driveway.





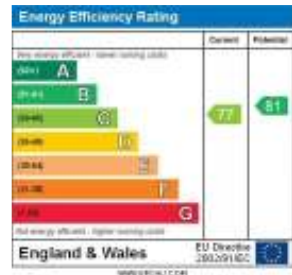


Approximate Gross Internal Area  
1110 Sq Ft/103 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.  
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