



Well Lane, Little Budworth



# 8 Well Lane, Little Budworth, Tarporely, CW6 9DA

Centrally positioned within Little Budworth on Well Lane, this detached extended three-bedroom bungalow benefits from light and airy well-proportioned living accommodation, three good sized bedrooms, secluded south facing rear gardens and a driveway leading to a large garage along with a generous front garden.

- Detached extended three-bedroom bungalow
- Secluded south facing rear garden
- Reception hall, living room, dining room, garden room, extended kitchen, utility, cloakroom
- Three bedrooms, bathroom with wet room shower facility
- Large garage, good size gardens to both front and rear
- Double glazed throughout

## Location

Little Budworth is a small village situated within a short drive from Tarporely with both The Egerton Arms and Red Lion Public Houses just a few minutes' walk away and the well renowned Hollies Farm Shop approximately a mile away from the property. The property offers easy access to a host of recreational outlets and particularly for those with equestrian interests. Delamere Forest is just three and a half miles and Little Budworth Country Park is less than a mile from the property. There are a number of highly regarded golf clubs within five miles and a host of sports clubs within a ten mile radius.

## Accommodation

A part glazed panel front door opens to the **Reception Hall** with cloak/storage cupboard and **Cloakroom** off fitted with a low level WC and pedestal wash hand basin. The inner hallway gives access to a central **Dining Room 3.4m x 2.6m** which in turn gives access to the living room, garden room extension and an extended kitchen. The well-proportioned **Living Room 6m x 4m** has a bay window overlooking the rear garden and an exposed brick central fireplace. The **Garden Room extension 3.0m x 2.7m** is accessed via glazed panel double doors from the dining room and would create one large 6.7m open plan dining area for an occasion if desired, the garden room also gives direct access to a large patio within the south facing rear garden.



The extended **Kitchen 3.5m x 2.7m** is fitted with wall and floor cupboards and has a worksurface incorporating a sink unit with four ring ceramic hob and extractor filter above. There is an integrated double oven and plumbing for a dishwasher. A doorway from the kitchen gives access to the **Utility Room/side Entrance Porch 2.8m x 1.6m** and includes a housekeeper's cupboard along with providing space for two freestanding fridge freezers and a stack system washing machine/tumble dryer.

#### **First Floor**

**Bedroom One 4m x 3.4m** and **Bedroom Two 4m x 2.5m** both benefit from fitted/built-in wardrobes and overlook the front garden.

**Bedroom Three 4.6m x 2.5m** also benefits from fitted wardrobes and has a window to the side of the property. The **Bathroom** is fitted with a seated disabled bath, large recessed self-draining tiled wet room style shower facility, wash handbasin with storage cupboards beneath, low level WC, part tiled walls and a tiled floor.

#### **Externally**

A tarmac driveway leads up to a parking area situated to the front of the large **Garage 5.7m x 5m** this is accessed via an automated up and over door. The front garden is principally laid to lawn edged with stock borders. Access is available down the side of the property to the attractive and secluded south facing rear garden. This includes a large paved patio area which can be directly accessed from the garden room with lawned gardens beyond edged with mature well stocked borders.

#### **Services/Tenure**

Mains water, drainage and electricity, oil fired central heating. The property is double glazed throughout.

#### **Viewing**

Via Cheshire Lamont Tarporley office.

#### **Directions**

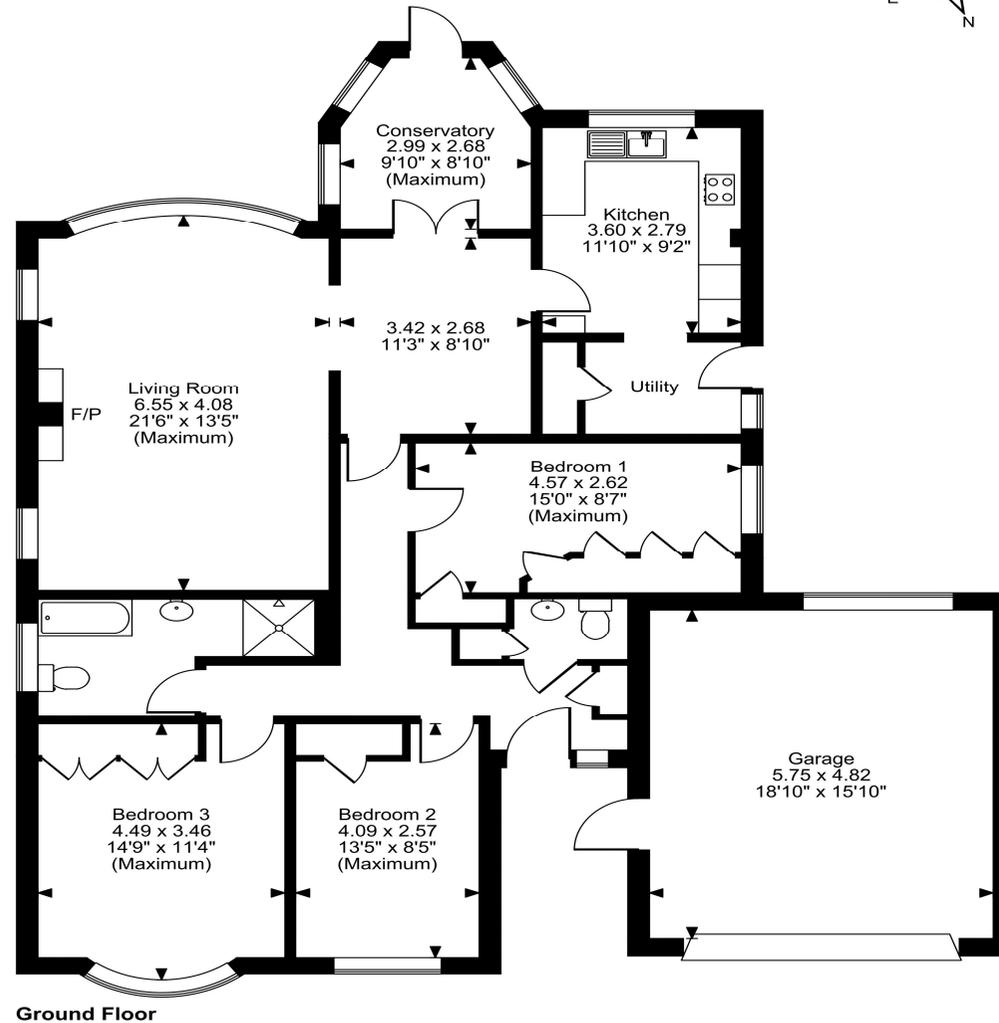
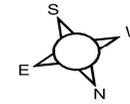
##### **What3Words: brilliant.slamming.family**

Although not the shortest, the most straightforward route to the property is to proceed in a northerly direction from Tarporley up the A49 for three miles turning right opposite the garden centre at Cotebrook onto Coach Road signposted Oulton Park. Proceed to the end of Coach Road and at the T junction opposite the lodge gates to Oulton Park turn left for Little Budworth. Follow the road into Little Budworth Village and at the sharp left hand bend turn right into Well lane. Proceed down the lane and the property will be found on the right hand side.





**Approximate Gross Internal Area**  
**Main House = 1301 Sq Ft/121 Sq M**  
**Garage = 298 Sq Ft/28 Sq M**  
**Total = 1599 Sq Ft/149 Sq M**



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