

# MAPLE BANK

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TARPORLEY



Situated in the heart of the village in a quiet and peaceful position, an outstanding and contemporary designed BRAND NEW detached villa with superb specification and flexible accommodation throughout. Private south-west facing landscaped gardens, electric gated entrance and driveway providing extensive off road parking.

### Reception Hall

Tiled floor, vaulted ceiling with electric and sensor Velux windows to front, further windows to front and inset downlighters.

### Separate WC 1.8m (5'11) x .8m (2'7)

Tiled floor, fitted with a range of Duravit sanitaryware comprising low level WC, vanity wash basin with mixer tap and mosaic tiled splashback and inset downlighters.

### Bespoke Open Plan Family Breakfast Dining Kitchen 7.52m (24'8) x 5m (16'5)

Accessed via opening from Entrance Hall.

Tiled floor, vaulted ceiling with electric and sensor Velux window to rear, sliding doors to rear, fitted with a range of bespoke hand painted wall and base units comprising cupboards and drawers, base units with worksurfaces over and part worksurface and part antique mirrored tile splashback, built-in Neff appliances comprise of an inset five ring induction hob with double oven, combi-microwave oven and steam oven, full height fridge and full height freezer.

Central island comprising bespoke hand painted cupboards and drawers with worksurface over, inset one and a half bowl sink unit with mixer Quooker instant boiling hot water/sparkling water tap, inset downlighters, built-in Neff dishwasher, three further pendant lights over central island and two built-in wine coolers. A partially glazed door leads to:-

### Utility/Boot Room 4.22m (13'10) x 1.78m (5'10)

Tiled floor, fitted with a range of bespoke hand painted wall and base units comprising cupboards, base units with worksurfaces over and splashback, inset stainless steel sink unit with mixer tap, space and plumbing for washing machine and separate dryer, loft access, window and door to side and inset downlighters.

### Lounge 5m (16'5) x 4.09m (13'5)

Accessed via double pocket doors from Open Plan Family Breakfast Dining Kitchen.

Inset contemporary living flame gas fire, sliding doors to rear, floor to ceiling windows to side and inset downlighters.

### Bedroom One 5.49m (18') Max x 4.14m (13'7) Max

Double doors to side, floor to ceiling window to rear and inset downlighters. Sliding pocket door leading to:-

### En-suite Shower Room 2.26m (7'5) x 1.83m (6')

Tiled floor, fully tiled walls, fitted with a range of Duravit sanitaryware comprising low level WC, wall mounted vanity wash basin with mixer tap, walk-in shower with drencher head and separate wall mounted shower head over, inset downlighters, window to side and wall mounted heated towel rail.

### Bedroom Three 3.89m (12'9) Max x 3.61m (11'10)

Window to front and inset downlighters. Sliding pocket door leading to:-

### En-suite Bathroom 3.4m (11'2) x 1.73m (5'8)

Tiled floor, fully tiled walls, fitted with a range of Duravit sanitaryware comprising low level WC, wall mounted His and Hers vanity wash basin with mixer taps, tiled panel bath with wall mounted shower head over, inset downlighters, window to front and wall mounted heated towel rail.

### Bedroom Two/Study 4.65m (15'3) Max x 4.11m (13'6)

Sliding doors to side, window to rear and inset downlighters. Sliding pocket door leading to:-

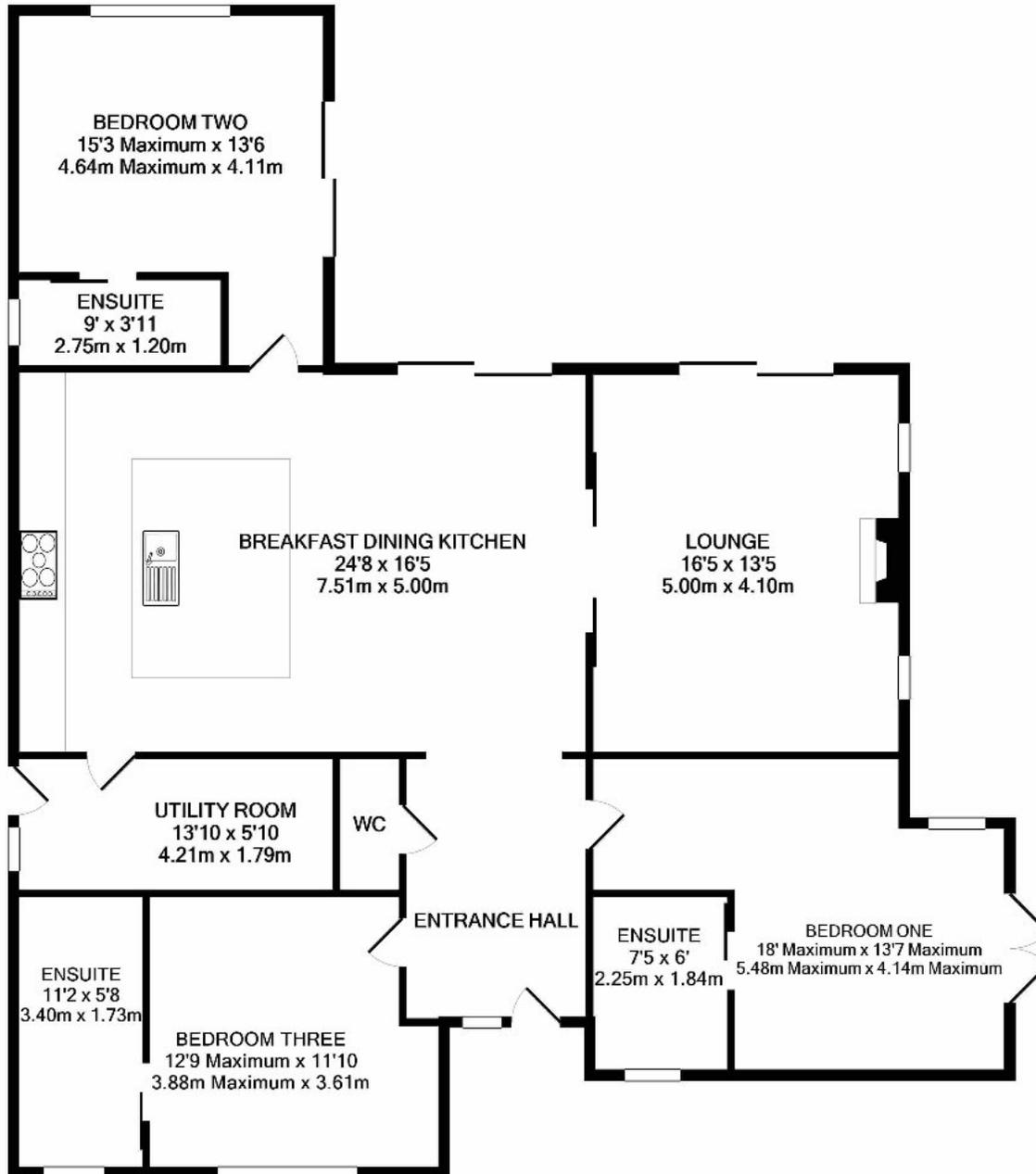
### En-suite Shower Room 2.74m (9') x 1.19m (3'11)

Tiled floor, fully tiled walls, fitted with a range of Duravit sanitaryware comprising low level WC, wall mounted vanity wash basin with mixer tap, shower with drencher head and separate wall mounted shower head over, window to side, inset downlighters and wall mounted heated towel rail.









**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**LOCAL AUTHORITY**

Cheshire West And Chester.

**POSSESSION**

Vacant possession upon completion.

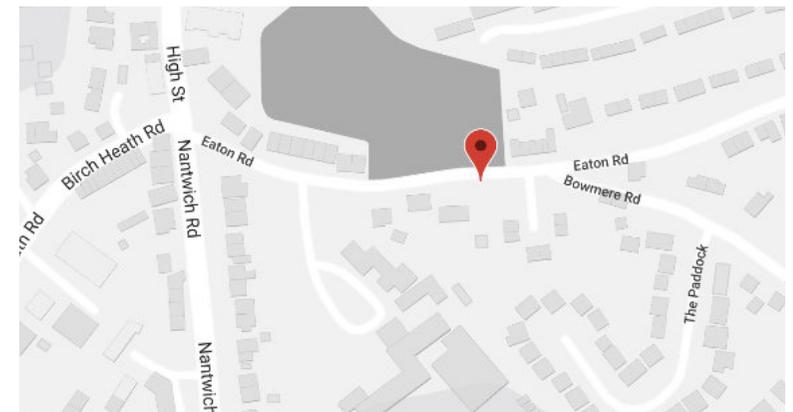
**SERVICES (NOT TESTED)**

We believe that mains water, electricity, gas central heating and drainage are connected.

**VIEWING**

Viewing strictly by appointment through the Agents.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and another items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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