



## 5 Oaklands Crescent

Tattenhall, Chester, CH3 9QT

Offers in excess of £475,000



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## Summary

This beautifully renovated three-bedroom detached home offers stylish, move-in-ready living in the highly sought-after village of Tattenhall.

Thoughtfully updated by the current owner, the property has been transformed throughout with new doors, flooring, décor, and high-quality finishes. Highlights include a stunning open-plan kitchen, a luxurious bathroom, and carefully considered design details, while the utility room remains untouched, offering an excellent opportunity for a new owner to personalise the space.

The ground floor opens with a bright and welcoming entrance hallway, leading into an impressive open-plan kitchen and dining area. This contemporary space features oak worktops, a Quooker hot tap, integrated appliances, a generous central island, and direct access to the garden, perfect for modern family living and entertaining. The triple-aspect living room is both elegant and inviting, complete with a feature media wall and cleverly integrated hidden storage. A second reception room overlooking the front garden provides flexible use as a family room, playroom, or home office.

Upstairs, the property offers three well-presented bedrooms. The spacious principal bedroom benefits from two built-in wardrobes, complemented by a generous second double bedroom and a stylish third bedroom with fitted storage. The beautifully appointed family bathroom features modern tiling, brass fittings, and a rainfall shower, creating a luxurious finish.

Externally, the home boasts excellent kerb appeal with a large driveway, lawned frontage, and access via a welcoming porch to both the house and garage. To the rear, the generous garden offers a well-maintained lawn, mature planting, and a patio area ideal for outdoor dining and entertaining.

Ideally positioned in the heart of picturesque Tattenhall, the property enjoys close proximity to local amenities, well-regarded schools, scenic countryside walks, and excellent transport links to Chester, making this an exceptional opportunity to acquire a thoughtfully upgraded home in a truly desirable location.

## Tattenhall

Tattenhall is a picturesque village set in the rolling countryside of Cheshire, known for its blend of rural charm and modern convenience. Nestled between the historic city of Chester and the scenic landscapes of the Cheshire Plain, it offers an appealing lifestyle for families, professionals, and retirees alike.

The village features a mix of characterful period cottages, traditional red-brick homes, and contemporary developments, many enjoying views across open farmland or towards the nearby Beeston Castle. At its heart lies a vibrant community with independent shops, cosy pubs, and well-regarded eateries, alongside everyday amenities such as a post office, convenience stores, and a medical centre.

Tattenhall is particularly popular for its strong sense of community and excellent local schooling, including highly rated primary and secondary options nearby. Outdoor enthusiasts are drawn to the surrounding walking and cycling routes, as well as attractions like The Ice Cream Farm, which adds to the area's family-friendly appeal.

Despite its tranquil setting, Tattenhall benefits from good transport links, with easy access to major road networks and rail services from nearby Chester, connecting to cities such as Liverpool and Manchester. This balance of countryside living and connectivity makes Tattenhall a highly desirable location for those seeking a relaxed yet well-connected place to call home.

## Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

## Ground Floor

### Porch

4'5" x 3'4" (1.35 x 1.03)

### Entrance Hallway

8'0" x 12'10" (2.46 x 3.93)

As you step through the porch into the welcoming entrance hallway, you are immediately struck by the elegant décor, setting the tone for the rest of the home. Natural light pours in through two windows and the glazed entrance door, illuminating the striking herringbone flooring underfoot. The hallway features modern décor, a stylish staircase, solid wood doors, and practical under-stairs storage, and it leads to a contemporary cloakroom with quality fittings.

### Living Room

10'6" x 18'7" (3.22 x 5.68)

The living room is a beautifully styled and welcoming space, enhanced by its desirable triple-aspect layout that fills the room with natural light throughout the day. Finished in rich, contemporary tones, it offers a warm and atmospheric setting ideal for relaxation and family time. Generous seating areas frame the feature media wall with built-in shelving, complemented by a cleverly designed hidden shelf perfect for storing family board games and keeping the space clutter-free. Thoughtful décor, layered lighting and quality finishes complete the room, creating an inviting environment equally suited to quiet evenings or entertaining guests.

### Open Plan Kitchen / Dining Room

22'3" x 14'4" (6.79 x 4.37)

A beautifully remodelled open-plan kitchen and dining room, transformed by the current owner to create a bright and contemporary space ideal for modern living. Expansive windows and sliding doors fill the room with natural light, while the sleek kitchen features stylish cabinetry, warm oak worktops, hot tap and fully integrated appliances including an under-counter fridge, oven and dishwasher. A central island with seating provides the perfect hub for both cooking and socialising. The adjoining dining area comfortably accommodates a large table, making this an impressive setting for everyday family life and entertaining.

### Family Room

10'4" x 11'6" (3.17 x 3.52)

This versatile family room overlooks the front garden, offering a bright and flexible space that can easily adapt to suit modern living. Currently styled as a playroom, it would work equally well as a cosy family snug, hobby space or an ideal home office. The room features contemporary décor, generous built-in storage and large windows that bring in plenty of natural light, making it a highly practical and inviting area for a variety of uses.

### Utility Room

5'2" x 12'7" (1.60 x 3.86)

A highly practical utility room with dedicated space for laundry appliances, ample storage and countertop space, plus room for additional fridge-freezers. A large window provides good natural light, and the stable-style door offers direct access to the garden—ideal for managing laundry, muddy boots or pets. Durable flooring and a well-planned layout make this a functional and efficient everyday workspace.

### WC

4'11" x 3'0" (1.50 x 0.92)

A stylish ground-floor WC featuring modern panelling, a contemporary colour palette and a sleek wall-hung basin with brass fittings. Upper windows provide natural light, while a timber-topped shelf adds both practicality and a refined finishing touch.

## First Floor

### Landing

7'7" x 5'3" (2.33 x 1.62)

The landing is bright and well-presented, providing access to all bedrooms and the family bathroom. A window draws in natural light, while the layout offers a spacious feel. A loft hatch is positioned above, offering practical access to additional storage.

Tel: 07778 908724

### Bedroom One

11'10" x 11'9" (3.62 x 3.59)

Bright and beautifully presented main bedroom, offering a generous layout and a calming, contemporary décor. Large windows draw in plenty of natural light, enhancing the room's spacious feel. Two built-in wardrobes provide excellent storage while keeping the room streamlined and clutter-free. This stylish and well-proportioned bedroom creates a serene retreat ideal for rest and relaxation.

### Bedroom Two

10'2" x 11'9" (3.12 x 3.60)

Generous and well-presented room, offering plenty of floor space and a bright, welcoming atmosphere. A large window fills the room with natural light, enhancing the warm and contemporary décor. The layout provides ample space for a bed, wardrobe and additional furnishings, making it an ideal child's bedroom, guest room or versatile second double.

### Bedroom Three

6'11" x 11'0" (2.12 x 3.36)

Well-presented room offering a bright and comfortable space, ideal as a child's bedroom, guest room or even a home office. Twin windows bring in plenty of natural light, while the contemporary décor and clean lines create a calm and inviting feel. Built-in wardrobe provide excellent storage without compromising floor space, making the room both practical and versatile for everyday use.

### Family Bathroom

8'11" x 5'4" (2.74 x 1.65)

The beautifully appointed family bathroom continues the home's elegant aesthetic, offering a calm and contemporary space to unwind. Soft natural light filters through the windows, highlighting the sleek large-format tiling and warm brass accents throughout. The shower area is thoughtfully integrated above the bath, featuring a sleek glass screen and a contemporary rainfall showerhead for a luxurious, spa-like experience. An illuminated recessed niche provides convenient storage for toiletries while casting an ambient glow across the tiles. The modern vanity unit with integrated basin offers ample storage, complemented by an illuminated circular mirror that enhances the room's sense of space and sophistication.

### Externally

#### Front Gardens & Garage

17'11" x 8'5" (5.48 x 2.57)

The front of the property presents an attractive and well-maintained exterior, featuring a generous driveway providing ample off-road parking. The home is set behind a neat lawn with established planting that adds kerb appeal, while the modern entrance and attached garage enhance both practicality and overall presentation. The wide frontage and tidy landscaping create a welcoming first impression and a sense of space.

#### Rear Garden

The rear garden is a generous, well-kept space featuring a large level lawn bordered by mature hedging and established planting for privacy. A paved patio directly off the house provides an ideal spot for outdoor dining and relaxation, while the open outlook and thoughtful layout make it perfect for families, entertaining or simply enjoying the outdoors.

### Tenure

Freehold, to be confirmed by the Vendor's solicitor.

### Energy Performance Certificate

Current Rating D.

### Possession

Vacant possession upon completion.

### Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes.

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## Road Map



## Hybrid Map



## Terrain Map



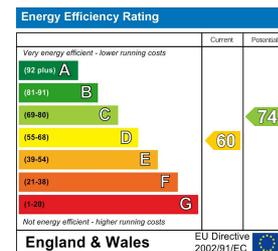
## Floor Plan



## Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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