



## FIRECREST WAY, KELSALL, TARPORLEY

£650,000

- EXECUTIVE 5-BEDROOM DETACHED HOME
- STYLISH KITCHEN DINER
- HIGHLY SOUGHT-AFTER KELSALL VILLAGE LOCATION
- PRINCIPAL BEDROOM WITH DRESSING ROOM AND ENSUITE
- SEPARATE UTILITY ROOM AND CONVENIENT DOWNSTAIRS WC





# FIRECREST WAY, KELSALL, TARPORLEY

5  
BED

3  
BATH

1  
RECEPTION

Set in the sought-after village of Kelsall, this impressive five-bedroom, two reception room, detached executive home offers versatile family living arranged over three floors, finished to a high standard throughout. With spacious interiors, landscaped gardens, and a double garage, it presents the perfect blend of modern comfort and village charm.

## Ground Floor

The welcoming entrance hall leads to a light-filled living room, featuring French doors that open through to the expansive kitchen/diner – the true heart of the home. The kitchen is well-appointed with a five-ring hob, integrated fridge/freezer, washing machine and dishwasher, and also enjoys its own set of French doors leading directly onto the garden, ideal for entertaining. A separate utility room provides practical space for laundry and additional storage, while a downstairs WC completes the ground floor

## First Floor

The first floor is home to the principal bedroom suite, complete with a dedicated dressing room and a stylish ensuite shower room. Two further double bedrooms on this floor one with fitted

wardrobes are served by a modern family bathroom.

## Second Floor

The top floor offers superb flexibility with two further double bedrooms and a well-fitted shower room – perfect for teenagers, guests, or use as a home office.

## Externally

Outside, the property boasts a double garage and a driveway providing parking for up to three cars. The rear garden is beautifully arranged with both a patio, lawned area and raised decked space making it ideal for outdoor dining and family activities. A hot tub is also in situ and may be available by separate negotiation.

## Location – Kelsall Village

Situated on the edge of Delamere Forest, Kelsall is a thriving Cheshire village known for its strong sense of community and excellent local amenities. The village offers a range of everyday conveniences including a well-regarded primary school, local shops, and several popular pubs and eateries. Outdoor enthusiasts will appreciate the

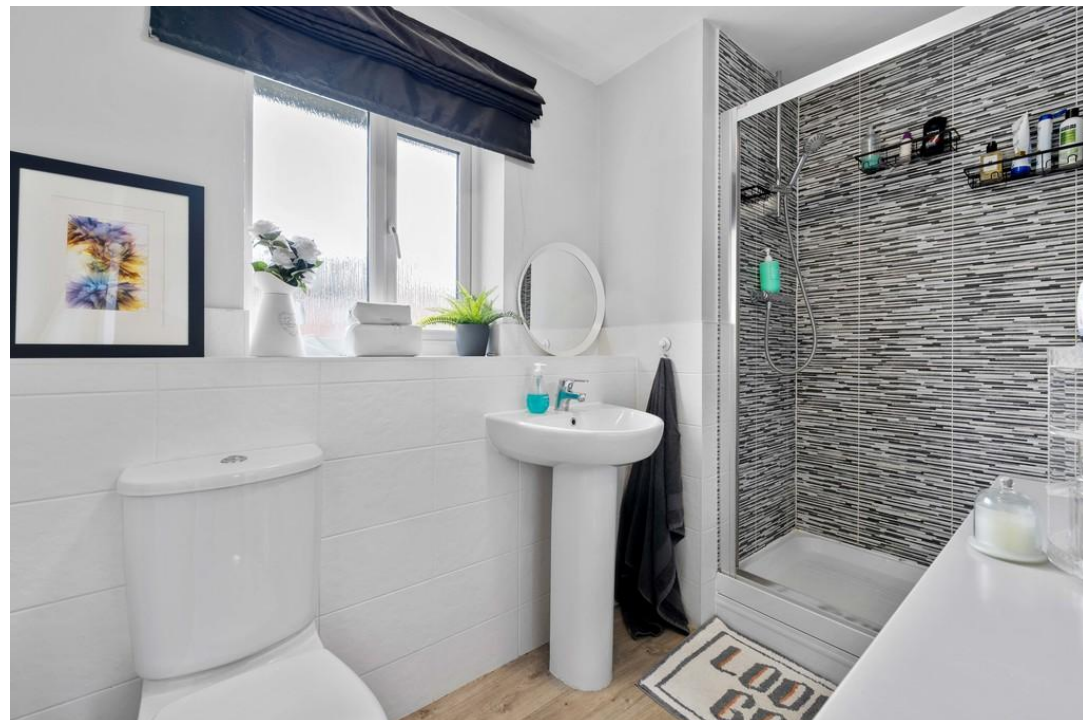
close proximity to Delamere Forest and the Sandstone Trail, offering miles of scenic walks and cycling routes. For commuters, Kelsall is ideally positioned with easy access to Chester, Tarporley, and major road networks connecting to Manchester and Liverpool.









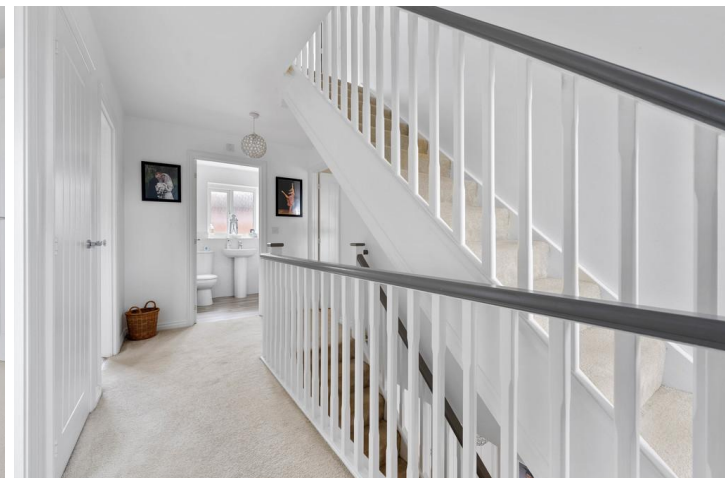






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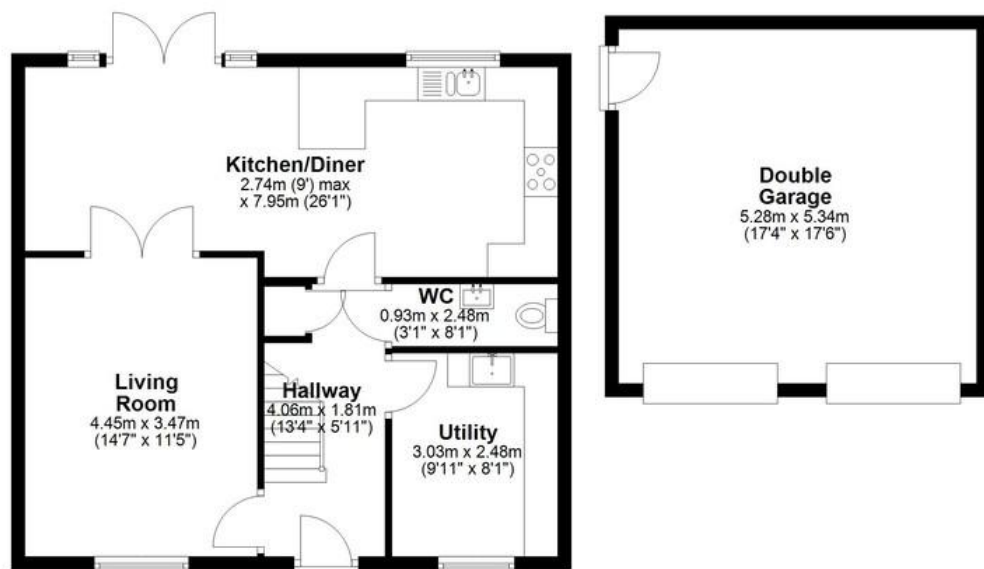




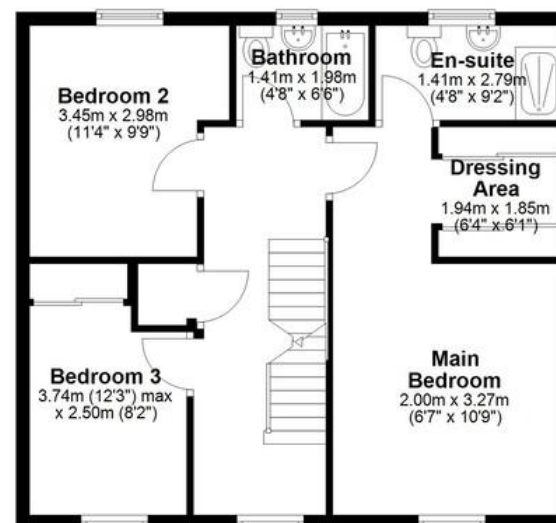




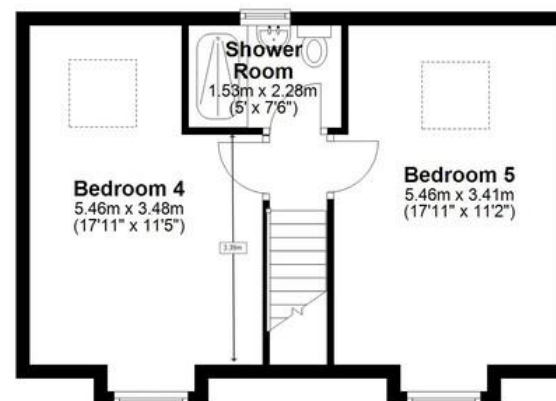
**Ground Floor**



**First Floor**



**Second Floor**



**TOTAL FLOOR AREA** 1,979 sq ft / 184 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.  
Prospective buyers are encouraged to verify the measurements independently.

**COUNCIL TAX**  
Band F

**LOCAL AUTHORITY**  
Cheshire West and Chester  
Council

**TENURE**  
Freehold

**SERVICE CHARGE (PA)**

**GROUND RENT (PA)**

**EPC**

Score	Energy rating	Current	Poten
92+	A		93
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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