

Town & Country

Estate & Letting Agents

Maddocks Close, Farndon

Offers Over £375,000



This four-bedroom home has a welcoming entrance hall with a cloakroom WC, a recently refurbished kitchen/diner, and a sitting room extension. The landing on the first floor provides access to bedrooms two, three, four, and the bathroom. The second floor includes the main bedroom with an en-suite shower room. Externally, the property features a lawned and shrubbed garden with a paved area and a detached brick-built garage. It benefits from gas central heating, UPVC double glazing, and solar panels for hot water.

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DESCRIPTION

This beautifully presented four bedroom home comprises an entrance hall with a cloakroom WC, a recently refurbished kitchen/diner, and a sitting room extension. Moving up to the first floor, the landing provides access to the bathroom, bedrooms two, three, and four. A staircase off the landing leads to the second floor principal bedroom, which includes an ensuite shower room. Externally, the front of the property features a lawned and shrubbed garden with a pathway leading to the front door. The side of the property includes gated access that opens to the rear of the property. The rear features a predominately paved area with a raised lawned and shrubbed garden. Additionally, the rear gated access leads to the brick block off-road parking, which is located directly in front of the detached brick-built garage. This property benefits from gas central heating, UPVC double glazing, and solar panels for hot water.

LOCATION

The property is set within the village of Farndon in the county of Cheshire, on the banks of the River Dee, 8 miles south of Chester, and close to the border with Wales. Linking Farndon to the Welsh village of Holt on the other side of the River Dee is the famous medieval bridge originally constructed in 1339. The village offers beautiful scenery within and is at the centre of the Cheshire borderland countryside. There are quality day-to-day amenities all within walking distance of the property including a coffee shop, public house, general stores etc. There are good transport links to Chester which is approximately 15 minutes travelling distance away by car, as is the A55 southerly by pass which links to the M53/M56 motorway network.

DIRECTIONS

From the Chester Branch: Head north on Lower Bridge Street towards Pepper Street/A5268, turn right onto Pepper Street/A5268. continue to follow A5268, turn right onto The Bars/A5268, slight left onto Boughton/A51, continue to follow A51, turn right onto Challinor Street/A51, slight left onto Christleton Road/A5115, turn right onto Stocks Lane, turn right onto Dee Banks, turn left onto Dee Banks/B5130, continue to follow B5130, at the roundabout, take the 2nd exit and stay on B5130, turn right to stay on B5130, continue onto Chester Road, continue onto Churton Road, turn right onto Townfield Lane, turn right onto Maddocks Close. The destination will be on the right.



ENTRANCE HALL

The property is entered through a composite and double-glazed leaded front door, which leads to a herringbone-style parquet flooring. Furthermore, there is a radiator, a staircase that ascends to the first floor accommodation, as well as doors opening to the cloakroom WC, living room, kitchen, and stairs storage cupboard.



LIVING ROOM

15'4" x 10'2"

Continuing the herringbone parquet flooring from the entrance hall, the living room boasts a window facing the front elevation. The room is equipped with provisions for a wall-mounted television and two radiators.



CLOAKROOM WC

The cloakroom wc is installed with a white, dual flush, low-level WC, accompanied by a corner wash hand basin, radiator, partially tiled walls, extractor fan, and a small opaque window, facing the front elevation.



KITCHEN/DINER

19'2" x 12'3"

The kitchen area is equipped with a range of contemporary shaker-style units, comprising wall and base cabinets, as well as a display cabinet. The units are characterized by ample work surface space, which is made of compact laminate, and a stainless-steel, single-bowl sink unit with a mixer tap. The kitchen is further enhanced by a set of integrated appliances, including a stainless-steel double oven, an induction hob with an extractor hood above, fridge and freezer, a dishwasher, and a washing machine. The window at the rear elevation offers a pleasant view, while recessed downlights, Amtico flooring, and an open throughway leading to the sitting room add to the overall ambiance.



SITTING ROOM

12'3" x 11'2"

The Amtico flooring in the kitchen/dining room has been extended to a sitting room with a horizontal column design radiator. Rear-facing windows, and a semi vaulted ceiling adorned with exposed beams and recessed downlights. The space also features a composite door that opens to the rear garden.

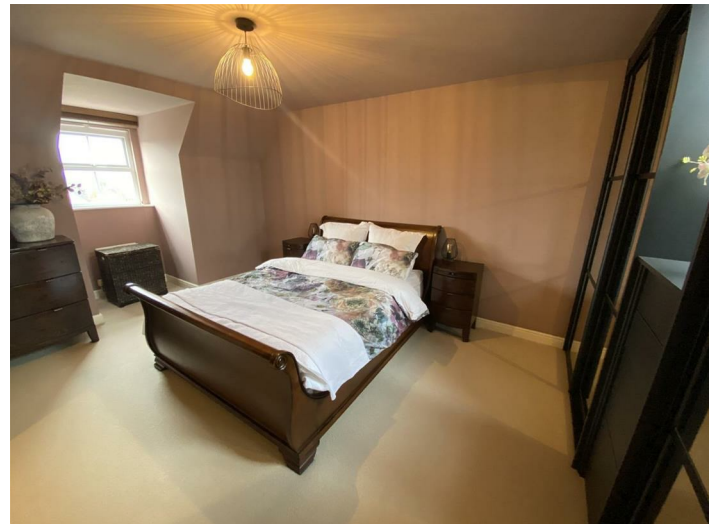
FIRST FLOOR LANDING

With a large built in store cupboard off, doors off opening to the bathroom, bedrooms two, three and four and stairs off rising to the principal bedroom and en-suite.

PRINCIPAL BEDROOM

16'4" max x 10'8"

The principal bedroom features a skylight to the rear elevation, providing ample natural light to the room. Fitted wardrobes, located on either side of the skylight, offer generous storage space, while a chest of drawers positioned below the wardrobes enhances functionality. The room also features a window to the front elevation, which frames the communal green and offers a picturesque view of the surrounding countryside and hills. Additionally, the space offers convenient access to the loft area.





ENSUITE SHOWER ROOM

7'8" x 7'2"

Installed with a separate shower enclosure equipped with a thermostatic shower, with a dual flush, low-level WC, and pedestal wash hand basin, has been installed. A built-in cupboard accommodates the gas boiler and provides ample storage space. A skylight at the rear elevation offers natural lighting. The flooring is made of ceramic tiles. The walls are partially tiled, and the room features downlights and an extractor fan, alongside the radiator.



BEDROOM THREE

10'10" x 10'3"

Also fitted with a triple door wardrobe, with a window facing the front elevation and a radiator below.



BEDROOM TWO

12'8" x 10'10"

Having a fitted triple door wardrobe, with a window to the rear elevation and a radiator below.



BEDROOM FOUR

9'8" x 7'6"

A window to the rear elevation, with a radiator below.



FAMILY BATHROOM

8'5" x 6'3"

The bathroom designated for family use has been furnished with a contemporary white suite, which includes a panel bath equipped with a thermostatic shower and a protective glass screen above it. Additionally, it is fitted with a low-level dual flush WC, a pedestal wash hand basin, a radiator, an extractor fan, partially tiled walls, and timber laminate flooring. The opaque window, facing the front elevation, provides privacy to the users.



EXTERNALLY

The property features a well-maintained lawn and shrub garden situated at the front, accompanied by an external light located on the canopy porch above the front door. A timber side opening grants access to a paved passageway that leads to a paved patio area, complete with lighting and water supply. A small step at the patio's threshold rises to an artificial lawn

that includes raised planters, with steps leading to rear access. The property's off-road parking area is situated in front of the single garage.



GARAGE

A detached single garage with a pitched roof, an up and over garage door and power and light.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band: E £2652

Maintenance Charge: £30.56 per month. Includes: maintaining greens spaces around the property. Cleaning and cutting shrubs & bushes in parking area.

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 82 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |