

Town & Country

Estate & Letting Agents

Meadows View, Marford

£459,950



In the heart of Marford village, this extended four-bedroom detached family home offers easy access to Wrexham and Chester. It features gas central heating, double glazing, and solar panels. The ground floor has a living room, dining/sitting room, kitchen/breakfast room, and a utility room. The first floor has four bedrooms and a shower room. Externally, there are lawned gardens, off-road parking, and a summer house.

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DESCRIPTION

Situated in the heart of the perennially desirable and family-friendly village of Marford, this extended four-bedroom detached family home boasts an ideal location with easy access to Wrexham, Chester, local motorway networks, and a host of daily amenities. Nestled on a generous-sized plot, the property features gas central heating, double glazing, and solar panels on the roof. The internal accommodation includes an entrance hall with a cloakroom WC, a living room, a dining/sitting room, a kitchen/breakfast room with an adjacent utility room, and a side passageway providing access to both the front and rear gardens as well as the garage. The first floor comprises a landing, four well-sized bedrooms, and a bathroom that has been converted into a shower room. Externally, the front of the property offers lawn and shrub garden bordered by low brick walls and railings, with an opening for off-road parking in front of the garage. Iron-gated side access leads to the established rear garden, which features a lawn, shrubs, mature trees, and a summer house with its own paved patio area.

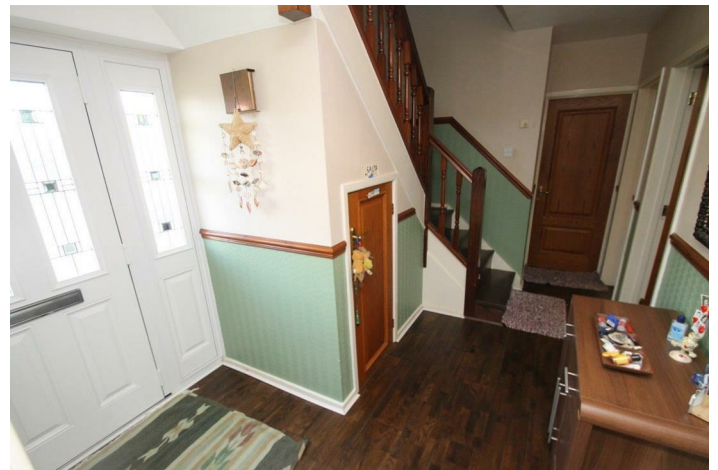


LOCATION

Meadows View is much revered locally within the sought after district of Marford, itself being convenient for Chester and Wrexham commercial centres yet on the fringes of open countryside. Excellent local schooling is available for nursery, primary and secondary education with the independent schools of King's and Queen's also situated within easy travelling distance. The quality day-to-day amenities that Rossett and Gresford, the adjacent villages, have to offer include small independent shopping as well as great public houses and restaurants.

DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, continue straight to stay on Grosvenor Road/A483, at the roundabout, take the 1st exit onto Wrexham Road./A483, at the roundabout, take the 2nd exit and stay on Wrexham Road./A483, at the roundabout, take the 2nd exit and stay on Wrexham Road./A483, at Post House Roundabout/Wrexham Road Interchange, take the 2nd exit onto A483, at junction 7, take the B5102 exit to Rossett/Llay/Gresford/B5445, at the roundabout, take the 1st exit onto B5102, at the roundabout, take the 2nd exit onto Chester Road/B5445, continue to follow B5445, turn left onto Wynnstay Lane, turn right onto Claypit Lane, turn left onto Meadows View. The destination will be on the left.



ENTRANCE HALL

The property is entered through a leaded double-glazed composite front door with a matching side panel, opening into an entrance hall featuring a radiator, a built-in cloaks cupboard with hanging space, and stairs with spindle balustrades leading to the first-floor accommodation. From the entrance hall, doors open to the kitchen, snug, dining room, and cloakroom WC.

CLOAKROOM WC

The cloakroom WC features a low-level WC and a wash hand basin, complemented by partially tiled walls and a ceramic tile floor. An opaque single-glazed window on the side elevation allows for natural light while maintaining privacy.

SNUG

11'2" x 9'8"

The snug features glazed double doors that open to the living room and includes a radiator for added comfort.



DINING/SITTING ROOM

18'10" x 11'3"

The dining/sitting room has a window to the front elevation with a radiator below, and two recessed downlights set within the ceiling. It features a central living flame gas fire with a distinctive Adam-style surround and an open throughway leading to the living room.



LIVING ROOM

19'4" x 11'1"

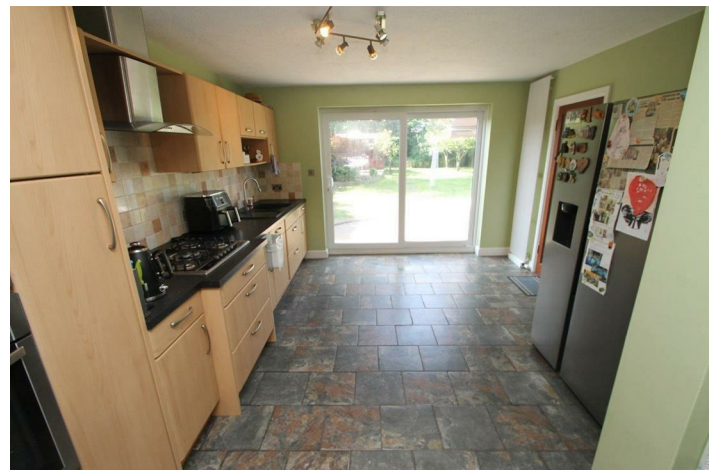
The living room features glazed double doors opening to the snug and a single glazed door leading to the kitchen/breakfast room. A window to the rear elevation has a radiator below, and a patio door opens to the rear garden's brick block patio area. The room also includes an electric fire set within a marble hearth.



KITCHEN/BREAKFAST AREA

18'0" x 11'9"

The kitchen is fitted with a range of light wood grain effect wall, base, and drawer units, complemented by stainless steel handles. The ample work surface space includes a resin one-and-a-half bowl sink unit with a mixer tap and a tiled splashback. Integrated appliances feature a five-ring stainless steel hob with an extractor hood above, two stainless steel single ovens, and a dishwasher. The flooring is ceramic tile, and there are both high-level and low-level radiators. A patio door opens to the rear garden's paved patio area.





UTILITY ROOM

6'4" x 4'10"

The utility room is fitted with wall and base units, housing a stainless steel single bowl sink unit with a mixer tap and a tiled splashback. There is space and plumbing for both a washing machine and a dryer. The room features a ceramic tile floor, a radiator, and a glazed door that opens to a covered side passageway.

COVERED SIDE PASSAGEWAY

4'0" x 3'4"

Access is provided through a UPVC double-glazed door from the front garden, a leaded glazed timber panel door from the rear garden, and a door that opens to the garage.

FIRST FLOOR LANDING

The landing features a window facing the front elevation and continues the banister with spindle balustrades from the entrance hall. It has doors opening to all four bedrooms and to the shower room.



BEDROOM ONE

12'6" x 11'1"

The first bedroom features a window to the rear elevation with a radiator below. It is fitted with a range of light oak-style wardrobes, a chest of drawers, and a luggage cupboard canopy.



BEDROOM TWO

10'2" x 11'7"

Bedroom two includes an airing cupboard and has a window to the rear elevation with a radiator positioned below it.



BEDROOM THREE

8'2" x 14'2"

Bedroom three features a window facing the front elevation, a radiator, and access to Eaves storage space.



SHOWER ROOM

11'3" x 6'5"

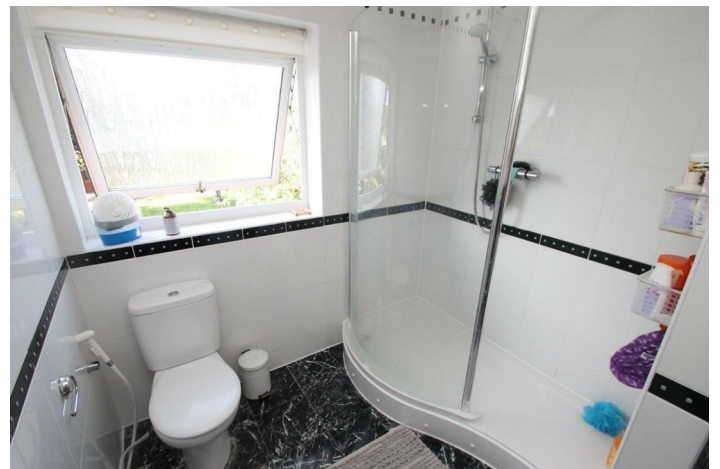
Originally a bathroom, now converted to a shower room, it features an oversized walk-in shower enclosure with a thermostatic shower, a dual flush low-level WC, and a wash basin with a vanity unit below. Above the basin is a medicine cabinet, and there is a chrome heated towel rail. The walls are fully tiled, and there is an opaque window facing the rear elevation.



BEDROOM FOUR

12'0" x 8'0" max

Bedroom four has a window facing the front elevation and a radiator.



GARAGE

17'10" x 8'8"

Access to the garage is provided through an up-and-over garage door from the front, equipped with power and light. There is also a pedestrian access door from the side passageway.



EXTERNALLY

The property features a low brick wall and iron railings, with ample off-road parking available in front of a single garage. Adjacent to the parking area are lawn and shrub gardens. Gates on the side of the property provide access to the rear garden. Near the front door, there is a courtesy light and an electric car charging point. The generous-sized rear garden includes a brick block patio area and an established lawned garden with shrub and barked raised beds, along with mature trees. A timber shed and, towards the rear of the garden, a timber-built summer house with power and its own paved patio area enhance the outdoor space. Additionally, the rear garden features access to an external water supply and lighting.



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.

SERVICES TO PROPERTY

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

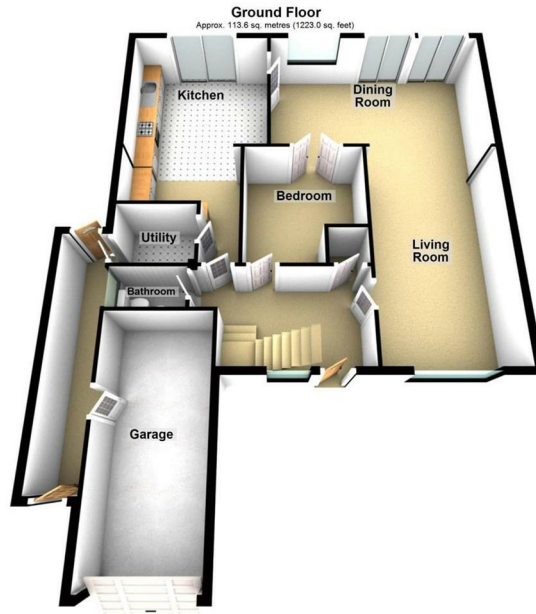
Tenure: Freehold

Council Tax Band: G £3357

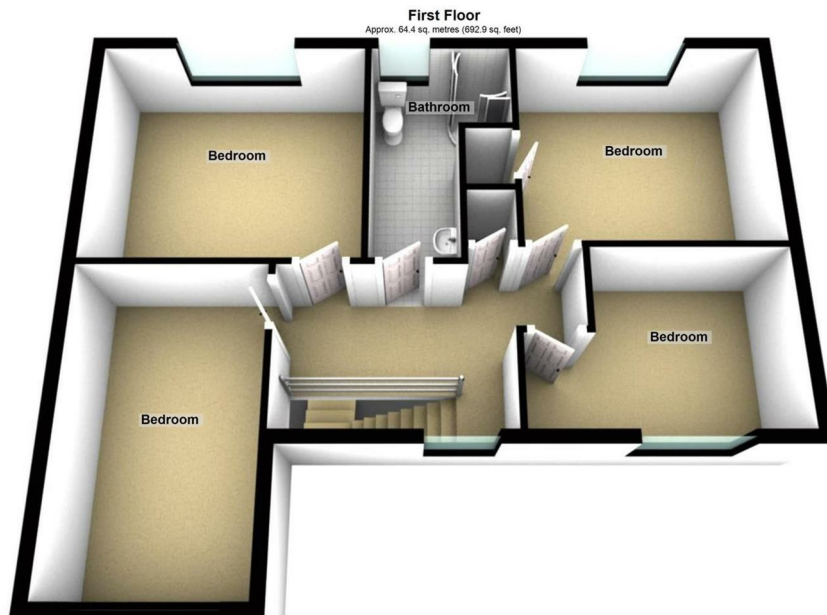
MORTGAGE SERVICES

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.



Total area: approx. 178.0 sq. metres (1915.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	73
(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	

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 must 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.