

# Town & Country

Estate & Letting Agents

Starling Close, Farndon

£450,000



Located within a cul-de-sac in the highly desirable and historic village of Farndon, this detached family home which has undergone extensions. Both light and spacious, the accommodation benefits from gas central heating & UPVC double glazing and comprises an entrance hall with an office off, a reception hall, living room, kitchen, sitting room, dining room, utility room and shower room, all located on the ground floor, with a first floor landing offering access to 4 bedrooms and a family bathroom. Externally, to the front of the property is a lawned and shrubbed garden with off-road parking positioned to the front of a storage garage, with gated side access leading to a predominantly lawned rear garden with a paved patio area, enjoying a sunny southerly facing aspect and is enclosed by a combination of hedging and fencing.

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## DESCRIPTION

Located within a cul-de-sac in the highly desirable and historic village of Farndon, this detached family home which has undergone extensions. Both light and spacious, the accommodation benefits from gas central heating & UPVC double glazing and comprises an entrance hall with an office off, a reception hall, living room, kitchen, sitting room, dining room, utility room and shower room, all located on the ground floor, with a first floor landing offering access to 4 bedrooms and a family bathroom. Externally, to the front of the property is a lawned and shrubbed garden with off-road parking positioned to the front of a storage garage, with gated side access leading to a predominantly lawned rear garden with a paved patio area, enjoying a sunny southerly facing aspect and is enclosed by a combination of hedging and fencing.

## LOCATION

Farndon is a picturesque village just 9 miles from the centre of Chester and 6 miles from Wrexham, adjacent to the River Dee set in Cheshire and right on the Welsh border. It has many local amenities including 3 public houses, shops, a chemist, hairdressers, a post office, a doctors surgery and a nursery which all encourage a strong village community. The local village primary school has excellent results and feeds into the Bishop Heber High School which is particularly well known for its high academic achievements, these are just two of many schools within this area.

## DIRECTIONS

From our office on Lower Bridge Street, head north on Lower Bridge St towards Grosvenor St/A5268, turn right onto Pepper St/A5268 continue to follow A5268, turn right onto The Bars/A5268 slight left onto Boughton/A51, continue to follow A51, turn right onto Challinor St/A51, slight left onto Christleton Rd/A5115, continue to follow A5115 continue straight onto Boughton Heath Jct, turn right to stay on Boughton Heath Jct, turn right to stay on Boughton Heath Jct, slight left onto Caldly Valley Rd, at the roundabout, take the 2nd exit and stay on Caldly Valley Rd, continue straight onto Gorse Way, turn left onto Chester Rd/B5130, continue to follow B5130 and at the roundabout, take the 2nd exit and stay on B5130. Turn right to stay on B5130, turn left onto Sibbersfield Ln/B5130, turn right onto Barton Rd, turn right onto Lime Tree Dr and turn right onto Starling Cl and the property will be on the right.

## ENTRANCE HALL

The property is entered through a UPVC double glazed front door with a window to the side elevation, ceramic tile flooring,

recessed downlights within the ceiling, a door off opening to the office and opaque glazed door opening to the reception hall.

## OFFICE

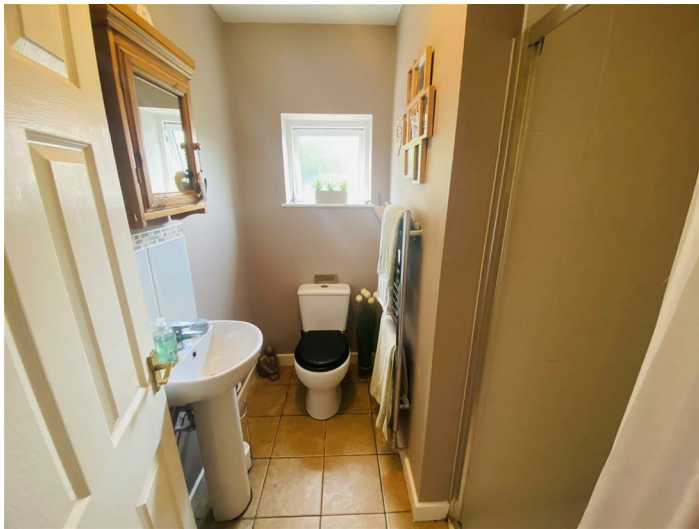
9'10 x 8'5

The office has a fitted base cabinet with stainless steel handles, a ceramic tile floor with underfloor heating, a built-in cupboard and UPVC double glazed door, providing access the side elevation of the property.

## RECEPTION HALL

14'5 x 5'4

With engineered oak flooring, stairs off rising to the first floor accommodation, a cupboard below and doors off opening to the shower room, kitchen/sitting room and the living room.



## SHOWER ROOM

Installed with a separate tiled shower enclosure with thermostatic shower and extractor fan, a dual flush low level WC and pedestal wash hand basin with tile splashback, chrome heated towel rail, ceramic tile floor and a window facing the side elevation.



## LIVING ROOM

16'10 x 12'4

The living has a window facing the front elevation and a radiator below, also featuring a living flame gas fire with marble hearth and Adams style surround.



## KITCHEN

12'2 x 9'8

Fitted with a range of gloss wall, base and drawer, units complimented by stainless steel handles, with ample work surface space housing a resin one and a half bowl sink unit with mixer tap. Integrated appliances include a double oven gas hob with extractor hood above, a dishwasher and a fridge. The flooring is ceramic tile with recessed downlights in the ceiling and then an open throughway to the sitting room. A glazed door opens to the utility room.



## SITTING ROOM

12'4 x 9'6

The sitting room has engineered wood flooring, a radiator and an open throughway to the dining room.



## UTILITY ROOM

7'2 x 5'

The utility room is fitted with units matching those in the kitchen, with work surfaces housing a stainless steel single drainer sink unit with mixer tap, space and plumbing for both a washing machine and dryer, potential for housing a fridge freezer, ceramic tile floor with recessed downlights set within the ceiling, a radiator, an extractor fan and UPVC opaque double glazed doors opening to both front and rear gardens.



## DINING ROOM

12' x 8'5

With a continuation of the engineered flooring from the sitting room, the dining room has a full length window to the side elevation, a second window to the rear elevation, with a radiator below and UPVC double glazed French doors opening to the paved patio area.

## FIRST FLOOR LANDING

Having a window facing the side elevation at the turn of the staircase to a first floor landing with access to the loft via a retractable folding ladder and doors opening to all four bedrooms and the bathroom.



## BATHROOM

7' x 6'2"

Installed with a panel bath with thermostatic shower and folding protective screen above, a dual flush low level WC, pedestal wash and basin with fully tiled walls, a chrome heated towel rail and a high-level opaque window facing the rear elevation.



## BEDROOM TWO

10'4 x 12'6

Fitted with a range of woodgrain effect double wardrobes with matching drawers and corner unit complimented by stainless steel handles, with a window to the rear elevation and radiator below.



## BEDROOM ONE

12'2 x 11'8

With a window facing the front elevation and radiator below.



## BEDROOM THREE

12'2 x 8'8

Window to the front elevation with radiator below and a range of fitted wardrobes with matching drawers and stainless steel handles.



## BEDROOM FOUR

10' x 7'8

Also fitted with a range of wardrobes in lightwood grain, complimented by stainless steel handles with a window facing the rear elevation and a radiator.



## EXTERNALLY

With a lawned and shrubbed front garden, off-road parking, gated side access to a side storage area, which is paved, and timber side access opening to the rear garden. The rear garden enjoys a southerly facing sunny aspect with a paved patio area, outside lights and water supply and aluminium storage shed and a predominantly lawn garden which is enclosed by a combination of hedging and fencing.



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## GARAGE

Located directly in front of the driveway, the garage is for storage purposes only and is accessed by an up and over garage door the rear of which has been converted to office.

## SERVICES TO PROPERTY

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

Council Tax Band E

## 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

## Starling Close, Farndon

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 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.

