

# Town & Country

Estate & Letting Agents

Walden Drive, Woodbank

£299,950



This attractive semi-detached cottage on Walden Drive presents a wonderful opportunity for anyone looking to settle near Chester, with spacious reception rooms, and three bedrooms. Do not miss the chance to make this charming home your own.

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## DESCRIPTION

This charming semi-detached home offers a blend of character features and modern amenities, making it an ideal family home. Set against the backdrop of far-reaching rural views, the property benefits from gravel off-road parking and a paved pathway leading to a beautifully landscaped rear garden. Entering the property, the entrance porch welcomes you with stained glass detailing and quarry tiling, opening to a hallway and access to the living and dining rooms, the kitchen and the conservatory. Upstairs, the property includes three bedrooms, a contemporary shower room, and a loft room with skylights. The rear garden offers a mix of lawn and patio areas, a summer house, outbuildings, and a storage garage, all enclosed for privacy. This property combines timeless charm with practical living spaces, perfect for those seeking a versatile and welcoming home.

## LOCATION

Woodbank, Chester is a small, rural village 6 miles northwest of Chester, offering historical charm and a tranquil lifestyle. The area has convenient access to Chester via the A540, bus services, and Capenhurst railway station (1.5 miles away). Local amenities include The Yacht Inn, a historic pub, and several schools nearby. Woodbank is ideal for buyers seeking a peaceful, countryside setting with good connectivity and amenities.

## DIRECTIONS

From our Chester Branch: Head south on Lower Bridge Street towards St. Olave Street, and turn right onto Castle Street, at the roundabout, take the second exit onto Nicholas Street/A5268, continue to follow A5268, at the roundabout, take the first exit onto Upper Northgate Street/A5116, continue straight onto Parkgate Road/A540, at Parkgate Road Roundabout, take the third exit onto Abbots Mead/Parkgate Road/A540, continue to follow Parkgate Road/A540, at Parkgate Road Roundabout, take the third exit onto Abbots Mead/Parkgate Rd/A540, continue to follow Parkgate Road/A540, turn left onto Walden Drive, the property will be on the right.

## EXTERNALLY FRONT

The front of the property offers expansive rural views, along with gravel off-road parking. A paved pathway runs along the side of the property and leads through a timber gate to the rear garden.

## ENTRANCE PORCH

A timber, double-glazed entrance porch features a stained-glass double-glazed timber panel door, which opens onto quarry tiled flooring. An arched throughway leads to the original timber-panel and leaded double-glazed door, which opens into the property's entrance hall.

## ENTRANCE HALL

The entrance hall features hardwood exposed floorboards, a radiator, and stairs leading to the first-floor accommodation. Stripped pine doors open to both the living room and the dining room.



## LIVING ROOM

13'8" x 11'4"

The living room continues with the hardwood exposed floorboards and features a bay window overlooking the front elevation. It is equipped with two radiators and boasts a living flame gas fire set within a cast-iron and tiled fireplace, complete with an ornate Adam-style surround.



## DINING ROOM

11'3" x 11'6"

The dining room, with a continuation of the hardwood exposed floorboards, features a radiator and secondary glazed windows leading to the conservatory. It also boasts an ornate cast-iron and ceramic-tiled hearth, complete with a living flame gas fire.



## KITCHEN

14'4" x 8'7"

The kitchen is fitted with a range of white wall, base, and drawer units, all with stainless steel handles, offering ample work surface space. It houses a stainless steel one-and-a-half bowl sink unit, and there is space for an electric cooker with an extractor hood above. A Rayburn stove is positioned within a ceramic-tiled fireplace. Two secondary-glazed windows and a glazed door provide access to the conservatory, while a stripped pine door opens to a spacious under-stairs storage cupboard.



## CONSERVATORY

14'4" x 5'7"

The conservatory is constructed with a low brick wall, a timber double-glazed frame, and a radiator. French doors open out to the rear garden.



## FIRST FLOOR LANDING

The landing features two radiators, a white wooden banister with balustrades, and a spiral staircase leading to the loft room. Stripped pine doors open to all three bedrooms, while a sliding door provides access to the shower room.



## BEDROOM ONE

13'7 x 11'3

The landing features two radiators, a white wooden banister with balustrades, and a spiral staircase leading to the loft room. Stripped pine doors open to all three bedrooms, while a sliding door provides access to the shower room.

## BEDROOM TWO

11'9 x 8'9

The room features an ornamental cast-iron fireplace with a quarry-tiled hearth, along with a window facing the rear elevation, beneath which is a radiator.



## BEDROOM THREE

8'9 x 8'2

Having a window facing the rear elevation with the radiator below.



## SHOWER ROOM

5'7 x 4'7

The beautiful contemporary shower room is equipped with a thermostatic shower and protective screen, a dual-flush low-level WC, and a vanity unit with a wash hand basin and mixer tap. The fully tiled walls complement the ceramic tiled floor, while a chrome heated towel rail adds to the space. Recessed downlights are set into the ceiling, and the opaque window faces the side elevation.



## LOFT

13'4 x 8'2

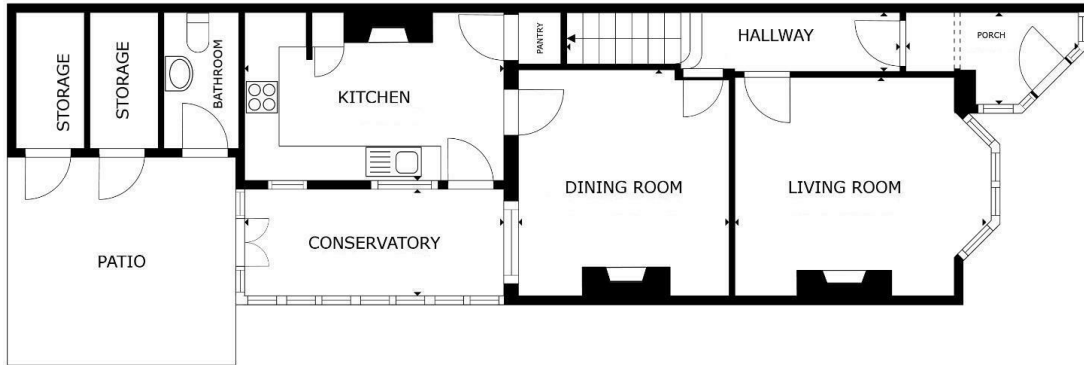
The loft room features a UPVC double-glazed dormer window facing the rear elevation, along with a double-glazed skylight to the front. It is also equipped with power, lighting, and access to the eaves.



## EXTERNALLY

The front of the property offers expansive rural views, along with gravel off-road parking. A paved pathway runs along the side of the property and leads through a timber gate to the rear garden. Directly from the conservatory, French doors open to a paved seating area and a pathway that runs along the side of the garden. The rear garden is predominantly lawned and landscaped with shrubs, and features a timber summer house towards the rear. It is enclosed by hedging on one side and fence panels on the other. There is access to the outbuildings, which are attached to the rear of the property, and the space benefits from outdoor lighting and a water supply. Toward the end of the garden, there is a storage garage.

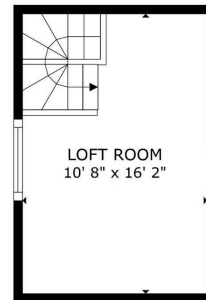




FLOOR 1



FLOOR 2



FLOOR 3



GROSS INTERNAL AREA  
FLOOR 1 806 SQ. FT., FLOOR 2 556 SQ. FT., FLOOR 3 177 SQ. FT.  
EXCLUDED AREAS - BATH 157 SQ. FT.,  
TOTAL: 1,546 SQ. FT.  
SCALE AND DIMENSIONS ARE APPROXIMATELY ACCURATE. NOT SCALE.



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			81
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	