

Town & Country

Estate & Letting Agents

Penfold Way, Dodleston

£450,000



Located in a sought-after rural village with easy access to Chester and motorway links, this spacious detached bungalow offers gas central heating and UPVC double glazing. The property includes an entrance hall, living room, kitchen/breakfast room with adjoining sitting room and conservatory, utility room, cloakroom WC, family bathroom, and four bedrooms, including a master with ensuite. Outside, the front garden is well-kept with lawn and shrubs, ample parking in front of a single garage, and side access to the enclosed rear garden, which features a lawn, shrubs, paved patio, and timber shed.

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DESCRIPTION

Situated in this highly desirable rural village, offering easy access to Chester and local motorway networks, this detached, light, and spacious bungalow benefits from gas central heating and UPVC double glazing. In brief, the property comprises an entrance hall, a living room, a kitchen/breakfast room with an adjoining sitting room and conservatory, a utility room, a cloakroom WC, a family bathroom, and four bedrooms, the principal of which features an ensuite bathroom. Externally, the front of the property boasts a well-stocked lawned garden with shrubs, ample parking in front of a single garage, and timber side access on either side of the bungalow. This leads to an enclosed rear garden, predominantly laid to lawn with shrubs, a paved patio area, and a timber shed.



LOCATION

The picturesque village of Dodleston is situated some 4 miles from Chester and is conveniently located for daily travel to Chester Business Park and neighbouring industrial and commercial centres via the Chester Southerly by-pass and the M53 motorway. The village provides a general store, pub with restaurant facilities, a pretty Church and primary school. There is also the Dodleston sports field, which is owned and operated by Dodleston Parish Council, with its own pavilion and plenty of room for football, as well as a cricket pitch with all-weather wicket. Further facilities are close at hand including golf courses, tennis courts and Broughton Retail Park, with Chester City centre offering further extensive shopping and leisure facilities.

DIRECTIONS

Proceed out of Chester via the Grosvenor Bridge and take the third exit off the Overleigh roundabout into Lache Lane. Follow Lache Lane to the next roundabout and take the third exit. Continue over the railway crossing and turn next left, signposted Dodleston. Proceed into the village and take the first turning left into Penfold Way. The property will be identified by our For Sale board.

ENTRANCE HALL

An inviting entrance hall, accessed through opaque UPVC double-glazed double doors, features timber laminate flooring, a radiator, and an arched doorway. Doors lead off to the kitchen, the principal bedroom, the fourth bedroom, and the inner hallway, while another arched doorway provides access to the living room.



LIVING ROOM

16'2 x 11'2

Featuring timber laminate flooring, a window to the front elevation with a radiator beneath, a fitted display cabinet, and an open fire set within a marble hearth with an ornate Adams-style surround.



SITTING ROOM

13'6 x 6'7

Featuring access to the loft space, a window to the front elevation with a radiator beneath, and timber laminate flooring.



KITCHEN/BREAKFAST ROOM

19'2 x 8'6

Fitted with a range of wood grain-effect Shaker-style units and matching wood grain-effect work surfaces, the kitchen features a ceramic one-and-a-half bowl sink unit with a mixer tap and tiled splashback. There is a recess housing a range cooker with an extractor hood above, space for an American-style fridge freezer, and an integrated dishwasher. The room is finished with timber laminate flooring, double doors opening to the sitting room, and additional doors leading to the utility room and conservatory.



CONSERVATORY

12'2 x 9'1

Constructed with a low brick wall and a UPVC double-glazed frame, featuring a matching UPVC double-glazed door on one side and patio doors on the other.



UTILITY ROOM

9'2 x 5'6

Fitted with units matching those in the kitchen, the utility room features wood grain-effect work surfaces housing a stainless steel single-drainer sink unit with a mixer tap and tiled splashback. There is space and plumbing for a washing machine, timber laminate flooring, a window to the side elevation, and doors leading to the cloakroom WC and the garage.



BEDROOM THREE

9'5 x 9'8

Featuring a built-in double mirrored wardrobe, timber laminate flooring, and a window to the side elevation with a radiator beneath.



ENSUITE BATHROOM

8'8 x 5'8

Fitted with a coloured suite comprising a panelled bath with a thermostatic shower above, a pedestal washbasin, and a low-level WC. The room also features partially tiled walls, timber laminate flooring, a radiator, and an opaque window to the rear elevation.



CLOAKROOM WC

4'8 x 2'9

Installed with the dual flush low level WC along with a wash hand basin, ceramic towel floor and extractor fan.

INNER HALLWAY

With access to the loft space, an airing cupboard with sliding mirror doors, and doors leading to bedrooms two and three, as well as the bathroom.



BEDROOM FOUR

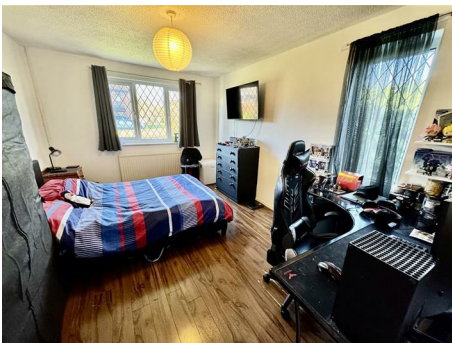
12'5 x 7'5

Featuring a window overlooking the rear garden and a radiator.



FAMILY BATHROOM

This well-maintained family bathroom with partially tiled walls features a white three-piece suite, including a bath with a shower head over and a shower screen. The bathroom also features a wash hand basin and a low level WC with wood-effect fitted cupboards.



BEDROOM TWO

13'5 x 9'8

A double-aspect room with windows facing the front and side elevations, featuring timber laminate flooring and a radiator.



PRINCIPAL BEDROOM

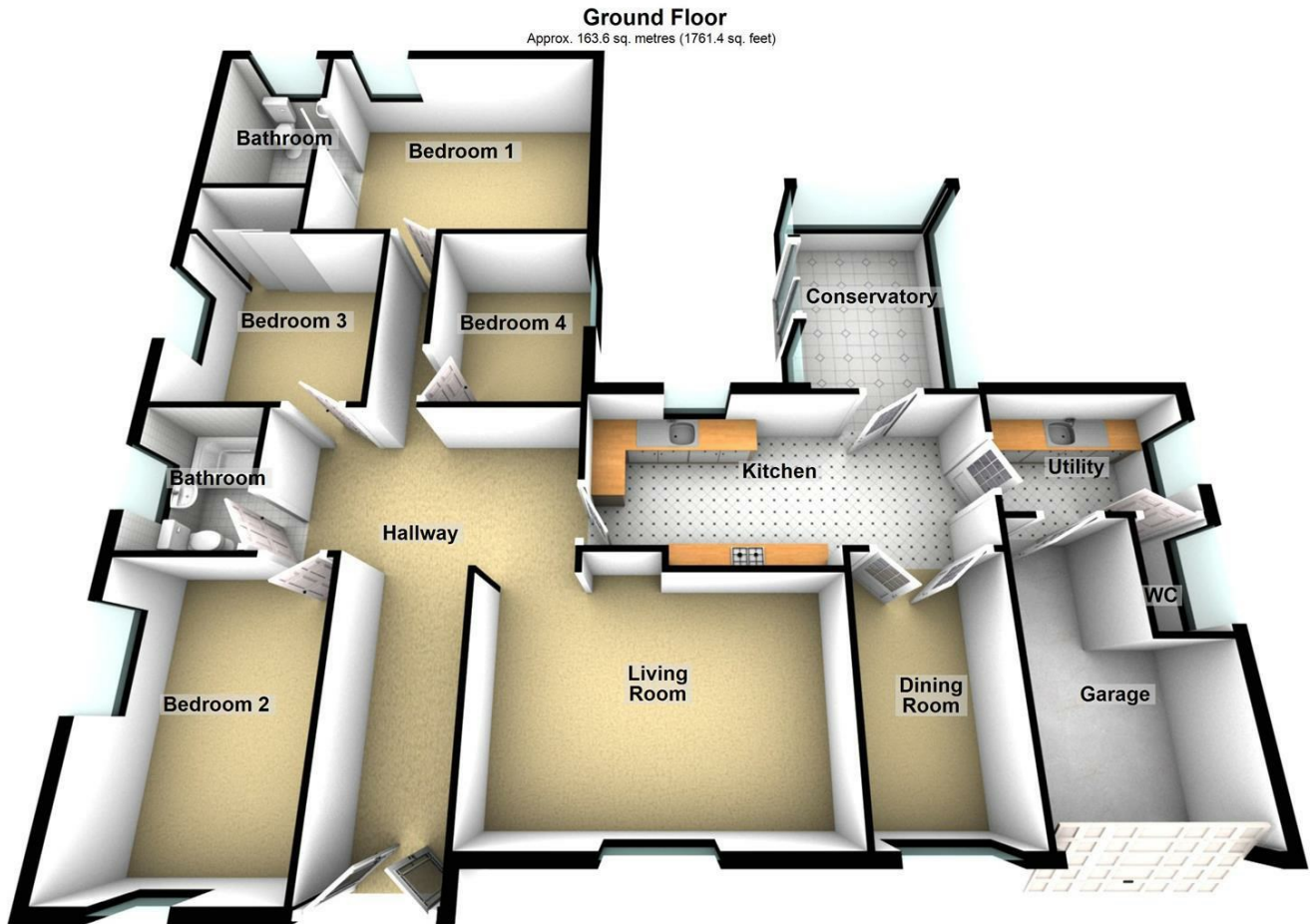
15'8 x 11'8

Featuring timber laminate flooring, a window overlooking the rear garden with a radiator beneath, and a doorway leading to the ensuite bathroom.



EXTERNALLY

To the front of the property is a well-stocked lawn with ample tarmac off-road parking and blockwork borders. Timber side access on either side of the property leads to the rear garden. The rear garden is predominantly lawn and shrubbed, with a raised decked patio area, a timber shed, and timber-gated access from both sides. It is enclosed by a series of concrete-posted fence panels.



Total area: approx. 163.6 sq. metres (1761.4 sq. feet)

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		69	79
(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	