

# Town & Country

Estate & Letting Agents

Boydell Way, Dodleston

£550,000



This charming bungalow is located in a quiet cul-de-sac in the sought-after village of Dodleston, with stunning rural views over farmland at the rear. The property offers spacious, light-filled accommodation with UPVC double glazing and gas central heating. It includes an entrance hall, a double-aspect living room, dining room, a fully fitted kitchen with an open throughway to the Orangery, and a shower room. The principal bedroom features an ensuite. Outside, the front garden has well-maintained lawns and shrubs with paved parking, while the rear garden is mainly laid to lawn with patio areas, two sheds, and a hot tub to enjoy the scenic views.

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## DESCRIPTION

This lovely bungalow sits within a quiet cul-de-sac in the ever-desirable village of Dodleston, boasting beautiful far-reaching rural views over farmland to the rear. The property itself is well presented and offers light and spacious accommodation benefiting from UPVC double glazing along with gas central heating. It briefly comprises an entrance hall, a double-aspect living room, dining room, an attractive fully fitted kitchen with an open throughway to an Orangery offering views over the garden and fields beyond. There is also a shower room and good-sized bedrooms, the principal of which enjoys ensuite facilities. Externally, to the front of the property are attractive lawn and shrub gardens with paved off-road parking and pathways, along with timber-gated side access leading to an L-shaped rear garden, predominantly laid to lawn with slight chip and shrub beds, raised patio areas and pathways, two sheds, and a hot tub positioned to take in those far-reaching views.



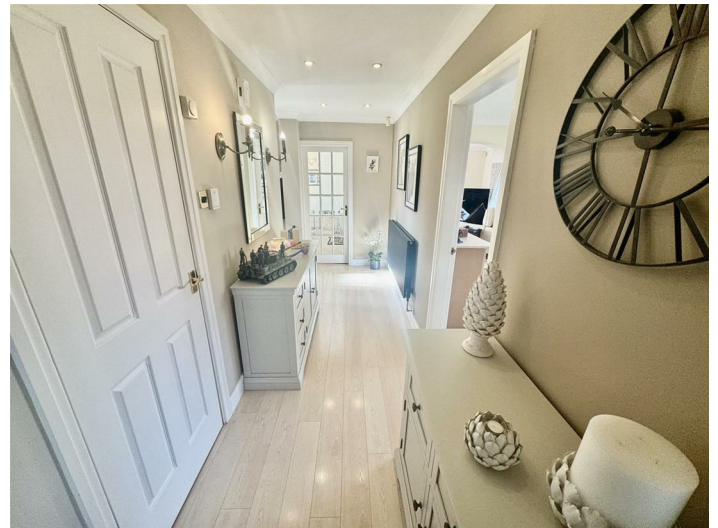
## LOCATION

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

From Chester proceed out of the City over the Grosvenor Bridge

to the Overleigh roundabout taking the third exit onto Lache Lane. Continue along Lache Lane for some distance into open countryside and upon reaching Balderton, take the left hand turning, signposted for Dodleston. Continue for a further distance towards Dodleston village and prior to reaching the centre of the village take the left hand turning signposted for Penfold Way. Continue along Penfold Way for several hundred yards taking the left hand turning into Boydell Way.



## ENTRANCE HALL

An opaque leaded and stained glass UPVC double-glazed front door opens to an entrance hall with wood-grain effect laminate flooring, a black column-style contemporary radiator with recessed downlights set within the ceiling, a cloak cupboard and store cupboard off, with glazed doors opening to the living room, dining room, and kitchen, with further doors opening to all four bedrooms and the shower room.



## LIVING ROOM

21'6 x 12'7

With a bay window facing the property's front elevation, a radiator below, UPVC double-glazed French doors opening to the garden, and an arched throughway leading to the dining room. The room features a living flame gas fire with a lovely feature marble half and Adam-style surround.



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## DINING ROOM

11'9 x 10'4

Having a radiator and a window looking out to the garden.



## KITCHEN

14'3 x 10'4

A fine kitchen fitted with an array of shaker-style wall base and drawer units with complementary stainless steel handles and display cabinets, along with granite work surface space housing a stainless steel one-and-a-half-bowl sink unit with an adjustable mixer tap and tiled splashback. There is space for a range cooker with a stainless steel extractor hood above, space and housing for an American-style fridge/freezer, along with an integrated washing machine and dishwasher. The floor is ceramic tiled, and the ceiling has recessed downlights. Access to the loft is via a retractable folding ladder, and an open throughway leads to the Orangery.





## ORANGERY

12' x 10'1

Constructed with a low brick wall base and a UPVC frame, ceramic tile floor, radiator, recessed downlights set within the ceiling, along with two double-glazed skylights. Integrated French doors open to the rear garden.



## PRINCIPAL BEDROOM

14'6 x 9'9

The principal bedroom is fitted with an array of units in a light wood grain maple effect, complemented by stainless steel handles. The furniture comprises floor-to-ceiling wardrobes, bedside cabinets, corner units with a luggage cupboard canopy above, and an adjoining table with a mirror, with luggage cupboards above. A window faces the rear elevation, looking out over the garden into the fields beyond, with a chrome column radiator below. The flooring is wood grain effect laminate, and a door opens to the ensuite shower room.



## SHOWER ROOM

8'5 x 5'10

The shower room is installed with an oversized corner shower enclosure with a thermostatic shower, a dual flush low-level WC, and a vanity unit with an inset wash hand basin with a mixer tap and granite countertop. The walls are partially tiled, with a column-style radiator with an integrated chrome towel rail. An opaque window faces the rear elevation, the flooring is lime stone tiles with underfloor heating, and recessed downlights are installed with an extractor fan set within the ceiling.



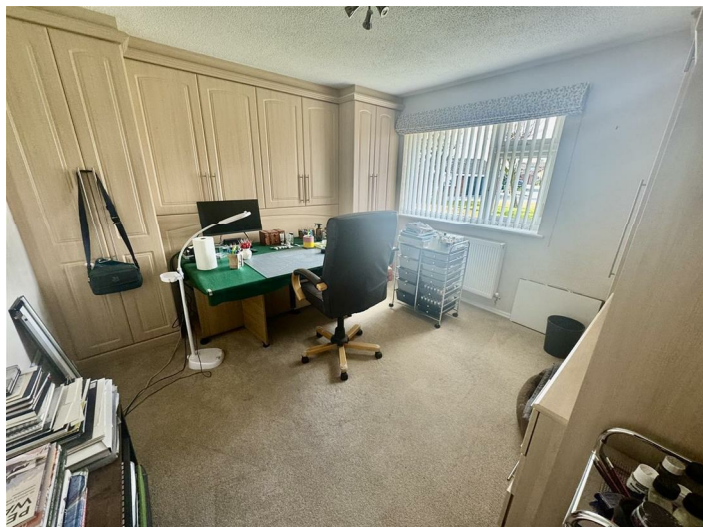
## ENSUITE SHOWER ROOM

5'10 x 5'4

Installed with a modern three-piece white suite comprising a corner shower enclosure with a thermostatic shower, a dual flush low-level WC, and a wash hand basin. The ceramic tiled



flooring and fully tiled walls complement the chrome heated towel rail, opaque window to the rear elevation, recessed downlights, and an extractor fan.



## BEDROOM TWO

11'2 x 10'7

Fitted with a range of light wood grain effect maple-style wall base and drawer units, complemented by stainless steel handles. The furniture includes floor-to-ceiling wardrobes and an integrated headboard with cupboards above, along with a dressing table and additional cupboards above. A window faces the front elevation, and there is a radiator set below.



## BEDROOM THREE

11'5 x 8'6

With wood grain effect laminate flooring, fitted floor-to-ceiling wardrobes with drawers below, complemented by stainless

steel handles. A window faces the front elevation, with a radiator below.



## BEDROOM FOUR

9'9 x 8'9

With a window facing the rear garden and a radiator below, fitted bedroom units comprising wardrobes, a chest of drawers, a dressing table with a mirror, and luggage cupboards above.

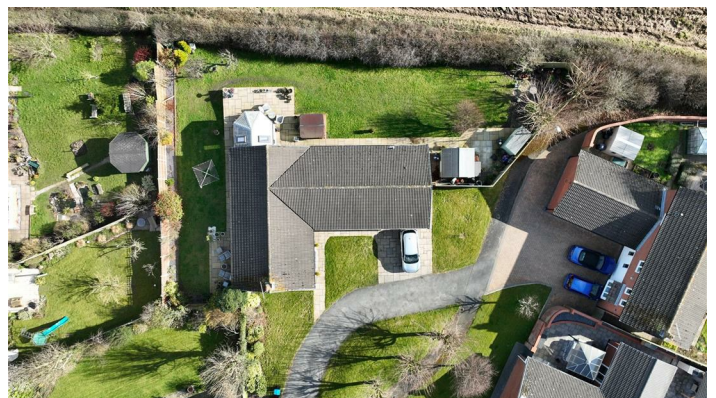


## EXTERNALLY

Situated within a quiet cul-de-sac, the property is approached over paved off-road parking and pathways with attractive lawn and shrubbed gardens and mature trees, with timber gated side access to the rear garden from either side of the bungalow. There is outside lighting either side of the garage door and recessed spotlights set within the ceiling of the storm porch with its quarry-tiled floor. Accessed from either side of the



bungalow, the rear and side gardens sweep around the bungalow with several paved patio areas and paved pathways, predominantly lawn gardens with slight chip and shrub beds, two timber sheds with power and light. A hot tub is positioned to enjoy the rural views beyond, and there is outside lighting and a water supply.



## GARAGE

21' x 15;6 (max)

Accessed from the front through an electric double roller door, the garage has power and light, a window to the side elevation, a retractable folding ladder offering access to the loft storage above, and rear pedestrian access through an opaque UPVC double-glazed door.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band F: £3289.00

## ARRANGE A VIEWING

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

All viewings are strictly by appointment with Town & 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 & Country Estate Agents 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 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.

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