

# Town & Country

Estate & Letting Agents

Old Hall Park, Guilden Sutton

Offers In The Region Of

£225,000



Nestled in the charming village of Guilden Sutton, this modern detached dormer bungalow is convenient for all amenities and offers versatile accommodation including a snug, breakfast kitchen, dining room, four well-proportioned bedrooms and two bathrooms. There are lovely mature gardens, off road parking and a garage. Viewing is essential to appreciate this lovely home.

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TEL: 01244 403900





## DESCRIPTION

The property is situated in a lovely quiet cul-de-sac within the highly regarded semi-rural village of Guilden Sutton, thus providing comfortable living in a much sought after location. Benefitting from both UPVC double glazing and gas central heating, the versatile layout provides accommodation that is split over two floors, making it an ideal purchase for families or those seeking extra space for guests or a home office. The light and spacious accommodation comprises of a vestibule opening to an inviting entrance hall, with an inner hallway off, stairs rise to the first-floor accommodation. The reception hall also offers access to the living room and two double ground floor bedrooms and a bathroom with a four-piece suite. The living room features a cast iron log burner with an open throughway to a cozy snug having French doors off opening to the rear garden and paved patio area. The kitchen/breakfast room is fitted with a range of attractive white wall base and draw units with various integrated appliances and has a glazed door off opening to the dining room. The first-floor landing provides access to further bedrooms, the principle having fitted wardrobes and access to its own en suite bathroom. Externally the front of the property is approached over a brick block driveway, having a single garage providing practical solutions for your vehicles and additional storage needs. A pathway runs alongside beautifully attended gardens with iron gated access to the rear garden. The mature rear garden offers a peaceful retreat, perfect for enjoying the outdoors or tending to your gardening hobbies, predominantly laid to lawn and well stocked with a plethora of mature, colourful plants shrubs and trees.



## LOCATION

Situated within this most desirable village, Guilden Sutton lies approximately 10 minutes travelling distance of Chester city centre, whilst enjoying a semi-rural location. It has its own gathering of local shopping facilities as well as excellent local schooling for primary education. Within the village is a good public house/restaurant with a more extensive range of facilities available close by in the urban village of Hoole. The property also enjoys easy accessibility to the M53/M56 motorway network.

## DIRECTIONS

Head north on Lower Bridge Street towards Grosvenor Street/A5268. Turn right onto Pepper

Street/A5268, Continue to follow A5268. Turn right onto Foregate Street/A5268. Continue to follow A5268. Continue straight onto St. Oswalds Way/A5268. At the roundabout, take the 2nd exit onto Hoole Way/A56. At Hoole Roundabout, take the 3rd exit onto Ring Rd/A41. Slight left onto Hare Lane and turn left onto Guilden Sutton Lane. Continue onto School Lane, turn right onto Wicker Lane, Slight right onto Church Lane Turn right onto Old Hall Park, the property will be located on the left hand side.

## VESTIBULE

Entered through a light oak glazed door into a vestibule with a light fitting and a glazed internal door opening into the reception hall.



## ENTRANCE HALL

10'10 x 7'6

A lovely, inviting entrance hall with parquet flooring, a radiator, and an open throughway leading to the inner hallway. A glazed door opens into the living room, and further doors provide access to both ground floor bedrooms and the bathroom.



## INNER HALLWAY

Leading from the reception hall, parquet flooring continues into the inner hallway. Having a radiator and a turned staircase with a skylight above rising to the first-floor accommodation, with a storage cupboard below.





## GROUND FLOOR BATHROOM

7'9 x 7'6

The bathroom is installed with a contemporary white four-piece suite comprising of a panelled bath with a corner mixer tap, dual flush low-level WC, a pedestal wash hand basin with mixer tap, and a corner shower enclosure with thermostatic shower. The flooring is tile, slate-effect, the walls are partially tiled, and there is a heated towel rail, extractor fan, and opaque window to the side elevation.



## BEDROOM THREE

11'6 x 11'3

Also with parquet flooring, a rear garden-facing window, and radiator beneath.



## BEDROOM TWO

13'6 x 11'4

Featuring parquet flooring, a built-in floor-to-ceiling shelved corner cupboard, a front-facing window, and radiator beneath.



## LIVING ROOM

17'4 x 11'3

A bright and spacious room with a large front-facing window and radiator beneath, parquet flooring, recessed ceiling downlights, and a cast iron log burner set on a black quarry tiled hearth, having a white Adam-style surround. An arched thoroughway leads to the snug.





## KITCHEN/BREAKFAST ROOM

18'0 x 16'0

A beautifully appointed kitchen fitted with a range of white wall, base and drawer units complemented by stainless steel handles and wood grain-effect work surfaces. A display cabinet is also included. Set into the worktop is a stainless steel one-and-a-half bowl sink with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, hob with extractor hood above, dishwasher, base-level fridge and freezer, and a housing cupboard for a washing machine. The floor is ceramic tiled with a radiator in the breakfast area, recessed ceiling downlights, windows overlooking the rear garden, and glazed doors opening into both the dining room and the rear porch.



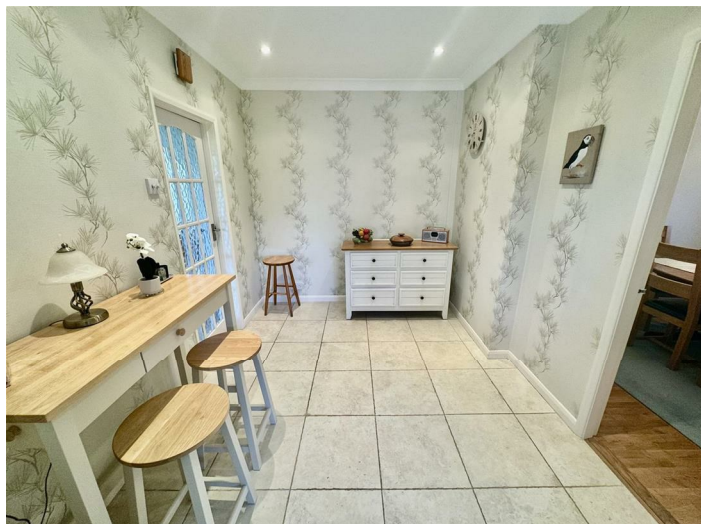
## SNUG

9'5 x 9'2

With a continuation of the parquet flooring from the living room, a radiator, and UPVC double-glazed French doors opening to the rear garden patio. A glazed door leads into the L-shaped kitchen/breakfast room.







## FIRST FLOOR LANDING

With a skylight facing the rear elevation and an integrated blind. Doors lead to the principal bedroom and bedroom four. A double-door storage cupboard is also accessed from the landing.



## DINING ROOM

9'5 x 8'6

With engineered oak flooring, an arched window to the side elevation, and a radiator beneath.

## REAR PORCH

7'2 x 3'4

Featuring ceramic tiled flooring and constructed with a UPVC double-glazed frame, including an integrated door opening to the garden.



## PRINCIPAL BEDROOM

22'0 x 9'7

Having a window to the side elevation and radiator beneath, an open thoroughway to the en suite bathroom, and two sets of triple-door wardrobes positioned on both the right and left sides.





## BEDROOM FOUR

12'0 x 9'7

With a built-in corner cupboard, a side-facing window, and radiator beneath.

## GARAGE

A single garage with an up-and-over door,, housing the gas boiler, a separate UPVC side access door, power and lighting.



## EN SUITE BATHROOM

7'7 x 6'10

The en suite bathroom is installed with a modern white three-piece suite comprising of a panelled bath with a mixer tap and handheld shower. A dual flush low-level WC, and wall-mounted wash hand basin with mixer tap. The walls are partially tiled and there is a chrome heated towel rail. A fitted dressing table is positioned to the right-hand side, and a skylight with integrated blind is set into the ceiling.



## EXTERNALLY

Situated within a cul-de-sac of substantial bungalows, the property is accessed over a brick block driveway offering off-road parking in front of the garage and alongside beautifully tended lawn gardens with colourful, well-stocked shrubs and planted borders. Iron gated access to the rear garden is available from the left-hand side of the property, and there is an external light. Accessed via an iron gate to the side, leading to a brick block pathway, external water supply, and a second timber gate opening to the rear garden. As with the front, the rear garden is beautifully presented and predominantly laid to lawn, with colourful and well-established plants, shrubs and trees forming the borders. There are two paved seating areas, one in the far right-hand corner, and the other beneath a trellis pergola.





## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: £ £2,783.00

## 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.

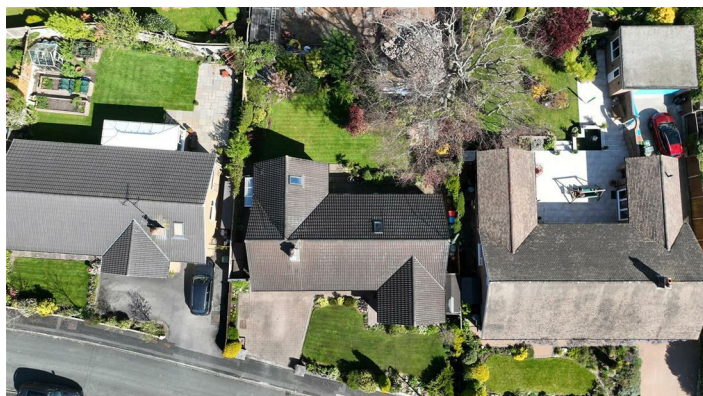
## SUBMIT AN OFFER

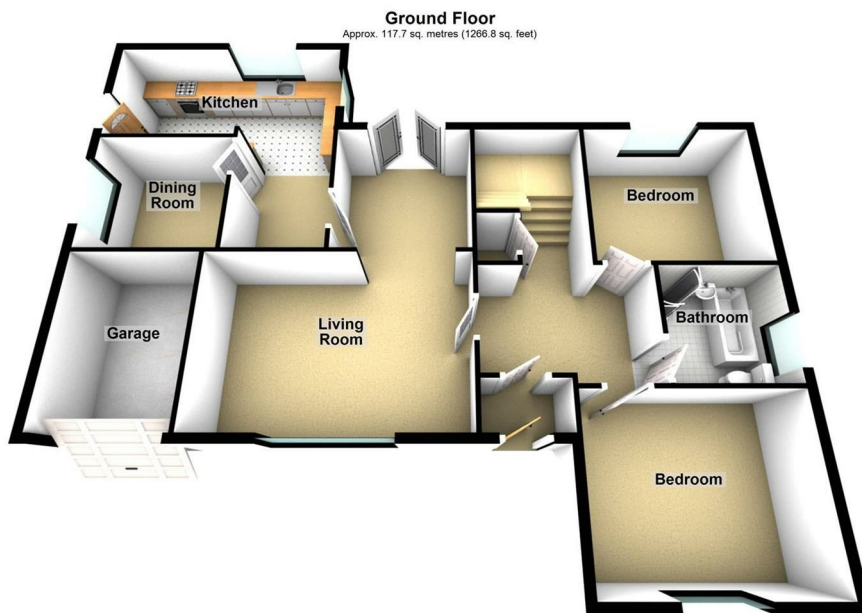
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

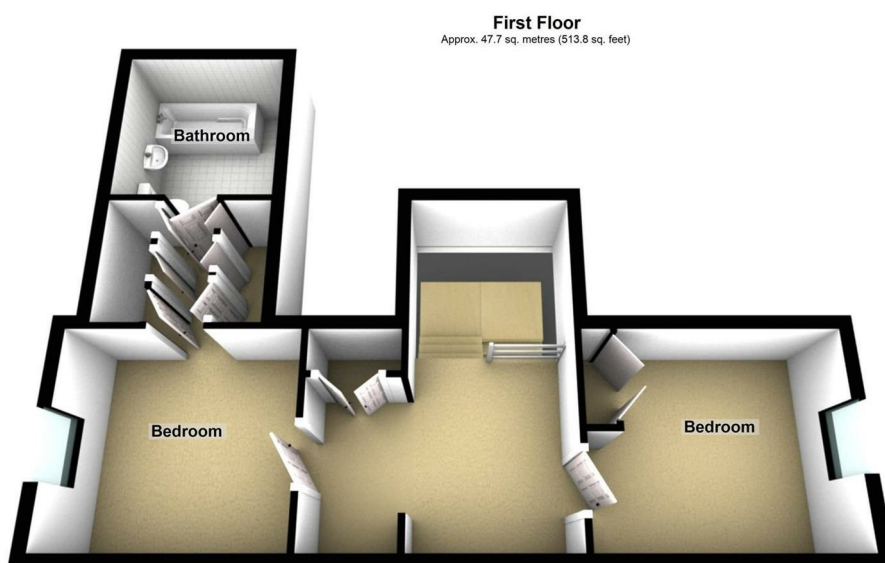
Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies 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.





Total area: approx. 165.4 sq. metres (1780.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(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.