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Estate & Letting Agents

Wrexham Road, Chester

£600,000



Nestled on the esteemed Wrexham Road in Chester, this charming detached house offers a unique blend of character and modern convenience. Set behind secure gated access on the prestigious Dukes Drive, the property is approached through beautifully landscaped gardens, providing both pedestrian and vehicular entry.

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DESCRIPTION

Set behind gated access on prestigious Dukes Drive, this characterful home is approached via landscaped gardens and offers both pedestrian and vehicular entry. Inside, original features include leaded stained-glass windows, cast-iron fireplaces, and a striking stone spiral staircase. The ground floor offers spacious reception rooms, a well-fitted kitchen, utility and boiler rooms, and a private rear courtyard with WC. Upstairs features two generous bedrooms, a four-piece bathroom, and a large walk-in store. The rear garden is mature and expansive, with ample parking—blending period charm with practical living.



LOCATION

Ideally situated along the highly regarded Dukes Drive, this property enjoys a peaceful yet prestigious setting within a well-established residential area. Set back from the road behind secure gates, it offers a sense of privacy and seclusion while remaining conveniently located for access to local amenities, reputable schools, and transport links.



VESTIBULE

The property is entered through a leaded and stained-glass solid oak door, which opens into a ceramic-tiled vestibule with an inset doormat well. A secondary glazed leaded and stained-glass mullion window is located on the side elevation. From here, a timber panel door opens to the living room, and a glazed door leads into the reception hall.

RECEPTION HALL

13'5 x 10'5

This L-shaped reception hall continues the ceramic tile flooring from the vestibule. It features a radiator and a striking stone spiral staircase with iron railings leading to the first-floor accommodation. Secondary glazed leaded and stained-glass mullion windows are present on both the front and side elevations.



LIVING ROOM

15'0 x 13'5

Fitted with an open cast-iron fireplace with a pine Adam-style

surround and tiled hearth, this room also features secondary glazed leaded and stained-glass mullion windows to the side elevations, each with radiators below.



DINING ROOM

12'6 x 14'6

A beautifully appointed room with a secondary glazed, leaded, and stained-glass mullion window to the side elevation and a radiator below. A second secondary glazed window overlooks the rear courtyard. Floor-to-ceiling cabinets are fitted to the left-hand side, and a cast-iron fireplace with an Adam-style surround and tiled hearth adds character.



KITCHEN

10'4 x 9'8

The ceramic tile flooring from the hall continues into a kitchen fitted with cream wall, base, and drawer units complemented by ornamental handles and wood-grain effect work surfaces. The kitchen houses a stainless-steel single-drainer sink with a mixer tap and tiled splashback. There is space for a cooker

with an extractor hood above, and a secondary glazed, leaded, and stained-glass mullion window with a radiator below. A partially glazed door opens to the rear hallway.

REAR HALLWAY

Featuring stone-flagged flooring, this hallway includes a leaded and stained-glass mullion window to the side elevation and another window facing the rear courtyard. Glazed and lever-latch doors open to the utility room and boiler room.

BOILER ROOM

6'2 x 5'2

With stone-flagged flooring and space/plumbing for a washing machine, this room includes a leaded and stained-glass mullion window to the side elevation. A wall-mounted Worcester gas combination boiler is installed, along with power and lighting.

UTILITY ROOM

8'9 x 10'4

This practical space features stone-flagged flooring and a single-glazed window to the rear elevation. It is also fitted with power and lighting.



ENCLOSED REAR COURTYARD

11'8 x 20'4

A private outdoor space with a covered bin store, external lighting, and doors opening to the rear garden and a separate WC.

WC

5'2 x 3'2

Fitted with a low-level WC, this area also has lighting and a water supply.



FIRST FLOOR LANDING

9'8 x 8'2

The landing features a small, leaded and stained-glass mullion window (secondary glazed) facing the front elevation. Doors open to the bathroom, both bedrooms, and a large walk-in store cupboard.



BEDROOM ONE

13'0 x 14'7

A lovely double-aspect bedroom featuring secondary glazed, leaded, and stained-glass mullion windows to the front and side elevations. It includes a double-door storage cupboard and an ornamental cast-iron fireplace.



BATHROOM

10'9 x 6'3

Fitted with a white four-piece suite comprising a panel bath, low-level WC, pedestal wash hand basin, and a corner shower enclosure with a thermostatic shower. The walls are partially tiled. A single-glazed window faces the rear elevation, and a secondary glazed, leaded, and stained-glass mullion window is located on the side elevation. A radiator is also present.



BEDROOM TWO

12'8 x 14'6

Also fitted with an ornamental cast-iron fireplace and a double-door cupboard, this bedroom has a medium-sized, secondary glazed, leaded, and stained-glass mullion window to the side elevation with a radiator below.



WALK-IN-STORE

10'3 x 3'6

Provides access to the loft and offers useful additional storage space.



EXTERNALLY

Positioned several yards from the gates which open onto Dukes Drive, the property itself is approached through lawned and shrubbed gardens. Access is via a pathway leading to the front door or by vehicle through double timber gates positioned to the right-hand side. The rear garden accessed via double timber gates, the rear garden offers ample off-road parking and a turning area. It opens to a substantial garden predominantly laid to lawn, complemented by a variety of mature and established trees and plants.







marks what was once the grand entrance to the Chester Approach of Eaton Hall, part of the estate of the 1st Duke of Westminster.

SERVICES TO PROPERTY

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

Tenure:

Council tax: E £2924

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.



HISTORY

Overleigh Lodge, along with its gates, gate piers, and screens, is designated as a Grade II listed building on the National Heritage List for England. The official listing was confirmed on 23 July 1998. Constructed around 1893–1894, Overleigh Lodge

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