

Town & Country

Estate & Letting Agents

Strawberry Close, Farndon

£495,000



A beautifully presented four-bedroom detached family home, ideally located within walking distance of this sought-after historic village. The property enjoys stunning open views over surrounding fields and hills and offers light, spacious accommodation throughout. Features include UPVC double glazing, gas central heating, an inviting living room, and a modern fitted kitchen/dining room with integrated appliances, plus a utility room and cloakroom WC.

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DESCRIPTION

Situated just a short walk from the heart of this historic and highly desirable village, and enjoying stunning far-reaching views over fields towards the hills beyond, this light and spacious four-bedroom detached family home is presented to the highest standard throughout and must be viewed to be fully appreciated. The property benefits from UPVC double glazing and gas central heating and briefly comprises an entrance hall, living room, and a beautifully fitted kitchen/dining room with a range of modern wall, base, and drawer units, integrated appliances, utility room, and cloakroom WC.



LOCATION

The village of Farndon lies approximately 9 miles south of Chester City centre and provides local amenities including a hair studio, beauty studio, pharmacy, newsagent, butcher, Lewis's Coffee Lounge and doctors surgery, the Hare Public House, a post office, community hall and sports centre, Church, primary school and nursery school. Secondary schools are within easy reach, including Bishops Heber Malpas, Christleton High, Great Boughton and Abbey Gate College are located in nearby Saughton. The adjoining village of Holt offers a further range of shops and amenities. There is a regular bus service to both Chester and Wrexham which provide extensive shopping, schooling and recreational facilities. The nearest train station is Wrexham (6 miles), with Liverpool Airport (23 miles) and Manchester Airport (35 miles). Easy access is also available to all the motorway networks

ENTRANCE HALL

Entered via an opaque double-glazed front door into the entrance hall with inset doormat well, stairs rising to the first-floor accommodation and a door opening into the living room.



LIVING ROOM

16'8" x 11'2"

With a window to the front elevation, radiator and wall-mounted electric remote-control fire. Door leading through to the kitchen/dining room.



KITCHEN/DINING ROOM

18'7" x 10'2"

A spacious kitchen/dining room with wood-grain effect laminate flooring throughout, radiator, window and UPVC double-glazed French doors opening onto the rear garden. There is an under-stairs storage cupboard and recessed ceiling downlights to the kitchen area. Fitted with a range of shaker-style wall, base and drawer units with stainless-steel handles and complementary wood-grain effect work surfaces incorporating a breakfast bar. Stainless-steel one-and-a-half bowl sink unit with mixer tap and tiled splashbacks. Integrated Smeg appliances include oven, microwave, gas hob with extractor hood above, dishwasher and fridge/freezer. Doors lead to the garage and utility room.



UTILITY ROOM

4'8" x 5'0"

With continuation of the wood-grain effect laminate flooring, radiator, fitted gloss wall units and work surface with space and plumbing for a washing machine and tumble dryer. Door to cloakroom WC.



CLOAKROOM W/C

5'6" x 4'8"

Fitted with ceramic tiled flooring, radiator, opaque rear-facing window and recessed ceiling downlights. Installed with a dual-flush low-level WC and corner wash-hand basin with tiled splashback.

LANDING

With access to the loft, built-in cupboard housing the pressurised hot water cylinder, radiator and doors leading to the family bathroom and all four bedrooms. The principal and second bedrooms both benefit from ensuite facilities.



FAMILY BATHROOM

8'2" x 7'5" (max)

Installed with a modern white suite comprising a panelled spa bath with mixer tap and handheld shower attachment, vanity unit housing a dual-flush low-level WC and wash-hand basin with mixer tap and mirror above. Ceramic tiled flooring, radiator, opaque rear-facing window, recessed downlights and extractor fan.



PRINCIPLE BEDROOM

13'9" x 11'2" (max, including ensuite)

With built-in double mirrored wardrobes, air-conditioning unit, radiator and window to the front elevation enjoying far-reaching views over open fields and hills beyond. Door to ensuite.



ENSUITE

7'3" x 4'7"

Fitted with a shower enclosure with thermostatic shower, pedestal wash-hand basin with mixer tap and dual-flush low-level WC. Partially tiled walls, radiator, opaque side-facing window, recessed downlights and extractor fan.



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SERVICES TO PROPERTY

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

Tenure: FREEHOLD

Council Tax: Band E

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.



ENSUITE

4'8" x 7'2"

Comprising a double shower enclosure, vanity unit with dual-flush WC and wash-hand basin with mixer tap and mirror above. Ceramic tiled flooring, chrome heated towel rail, opaque rear-facing window, recessed downlights and extractor fan.



BEDROOM THREE

12'6" x 7'3"

With fitted double wardrobe with mirrored sliding doors, rear-facing window and radiator.

BEDROOM FOUR

8'8" x 7'9"

Featuring a rear-facing window with a radiator below and a wall-mounted air-conditioning unit.

GARAGE

15'8" x 8'2"

Accessed via an up-and-over door to the front, with power, lighting and wall-mounted gas boiler.



BEDROOM TWO

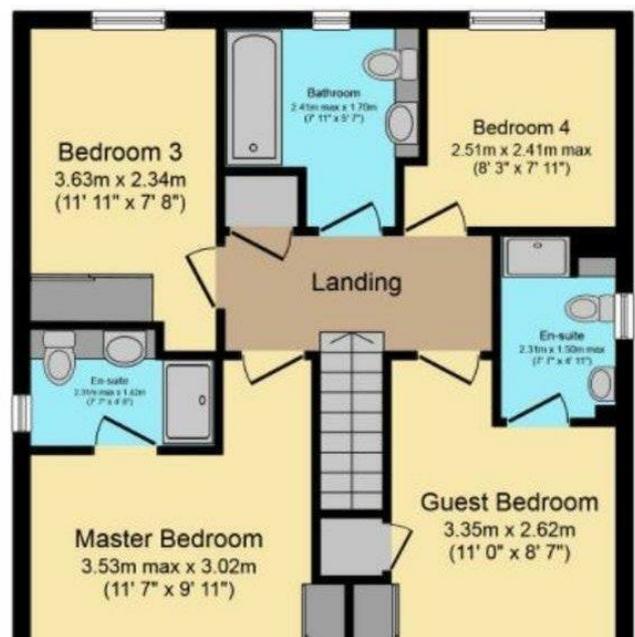
13'8" x 8'2"

With window to the front elevation enjoying attractive views, radiator, built-in double mirrored wardrobe with sliding doors, deep over-stairs storage cupboard and door to ensuite.



EXTERNALLY

The rear garden enjoys timber-gated side access and a storage area to the opposite side. It features a paved patio area and is predominantly laid to lawn with slate-chip borders, a timber shed, external lighting, and a water supply, all enclosed by timber fence panels.



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			94
(81-91) B		84	
(69-80) C			
(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	