

# Town & Country

Estate & Letting Agents

Shearwater Road, Farndon

£484,950



Nestled in the charming village of Farndon, Chester, on the desirable Shearwater Road, this stunning detached house offers a perfect blend of modern living and traditional appeal. This beautifully presented family home boasts four spacious bedrooms and three well-appointed bathrooms, making it an ideal choice for families seeking comfort and convenience.

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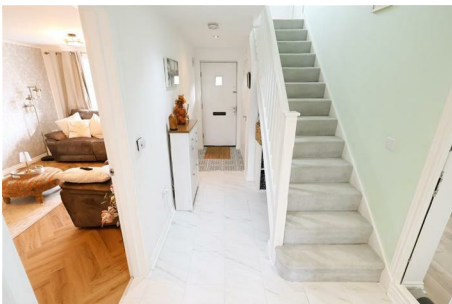


## DESCRIPTION

Situated on a modern development in this highly sought-after historic village, this detached four-bedroom family home is beautifully presented throughout and must be viewed to be fully appreciated. Enjoying the benefits of gas central heating and uPVC double glazing, the property comprises an entrance hall with a cloakroom WC, a living room with double doors opening into a kitchen/diner, which is fitted with a range of contemporary cream wall, base, and drawer units. uPVC double-glazed French doors open to the rear garden. A sitting room with a window facing the front elevation completes the ground floor accommodation. The first-floor landing provides access to a modern family bathroom and four bedrooms, the principal of which benefits from fitted double mirrored wardrobes and an en-suite shower room.

## 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

15'4 x 6'3

The property is entered via a composite opaque double-glazed front door, opening into an inviting entrance hall with a radiator and stairs rising to the first floor. Recessed downlights are set within the ceiling. A glazed door opens to the living room, a partially glazed door leads to the kitchen/dining room, and further doors open to the sitting room and cloakroom WC.



## CLOAKROOM WC

5'3 x 2'8

Fitted with a dual-flush low-level WC and a pedestal wash basin with mixer tap and tiled splashback. There is also a radiator and an extractor fan set within the ceiling.



## LIVING ROOM

15'3 x 10'5

With wood-grain effect flooring, a bay window facing the front elevation, provision for a wall-mounted television, two radiators, and double doors opening into the dining area of the kitchen/dining room.



## SITTING ROOM

17'5 x 7'6

Featuring wood-grain effect flooring, a window to the front elevation, recessed downlights, provision for a wall-mounted television, and a uPVC opaque double-glazed door opening to the side elevation.



## KITCHEN/DINING ROOM

25'7 x 9'6

With marble-effect flooring throughout, two radiators, and recessed downlights set within the ceiling. Two windows face the rear elevation, along with uPVC double-glazed French doors opening onto the paved patio area of the rear garden. The kitchen is fitted with an array of gloss cream contemporary wall, base, and drawer units, complemented by stainless steel handles and wood-grain effect work surfaces. These incorporate a stainless steel one-and-a-half bowl single drainer sink unit with mixer tap. Integrated appliances include a stainless steel double oven, a five-ring gas hob with stainless steel extractor hood above, a dishwasher, space and plumbing for a washing machine, and space for an American-style fridge freezer.





## FIRST FLOOR LANDING

With a window facing the front elevation and a radiator below, access to the loft, and a built-in storage cupboard. Doors lead to the family bathroom and all four bedrooms, the principal of which benefits from en-suite facilities.



## FAMILY BATHROOM

8'0 x 6'05

Comprising a built-in cupboard housing the pressurised hot water cylinder, partially tiled walls, a chrome heated towel rail, and an opaque window to the side elevation. Recessed downlights and an extractor fan are set within the ceiling. The bathroom is fitted with a modern white three-piece suite, including a panelled bath with thermostatic shower and protective screen above, a dual-flush low-level WC, and a pedestal wash basin.



## BEDROOM ONE

13'8 x 9'5

Fitted with double wardrobes with sliding mirrored doors. A window overlooks the rear garden with a radiator below. A door leads to the en-suite shower room.

## ENSUITE SHOWER ROOM

7'4 x 5'1

Fitted with a modern white suite comprising a separate shower enclosure with thermostatic shower, a dual-flush low-level WC, and a pedestal wash basin with mixer tap. Walls are partially tiled, and there is a chrome heated towel rail, recessed downlights, and an extractor fan.



## BEDROOM TWO

11'2 x 9'5

With a window facing the rear elevation and a radiator below.



## BEDROOM THREE

11'0 x 10'5

With a window facing the front elevation and a radiator.



## BEDROOM FOUR

8'2 x 7'2

With wood-grain effect flooring, a window to the front elevation, and a radiator below.



## EXTERNALLY

Directly to the front of the property are twin off-road parking spaces, running alongside a lawned garden with

shrub and slate stone-bordered areas. Timber side access leads to the rear garden. There is an external power supply, a canopy above the front door, and a courtesy light to the left-hand side.



## SERVICES TO PROPERTY

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

Tenure: Freehold  
Council Tax: E £3078.60

## 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

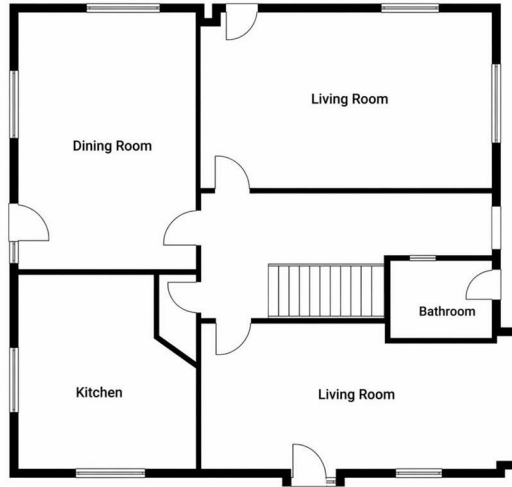
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

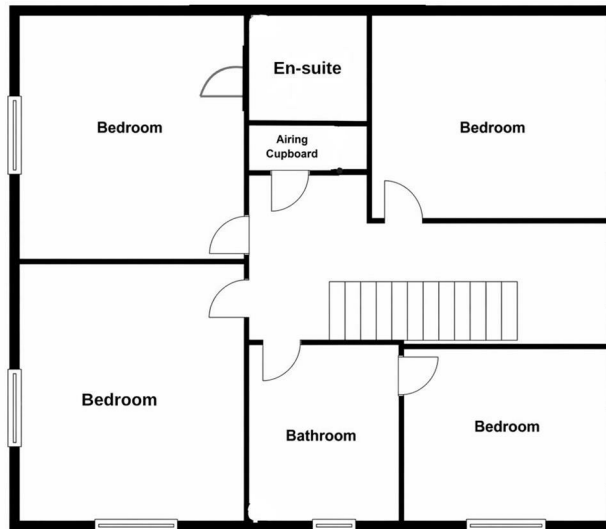
Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies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

**Floor 1**



Total floor area - 136sq.m approx **Floor 2**



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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	