

# Town & Country

Estate & Letting Agents

Church Croft, Dodleston

£495,000



Nestled in the charming village of Dodleston, Chester, this exquisite detached house on Church Croft is a perfect family home. The location offers easy access to Chester and the local motorway network, ensuring that a wealth of amenities and facilities are just a short drive away.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900



## DESCRIPTION

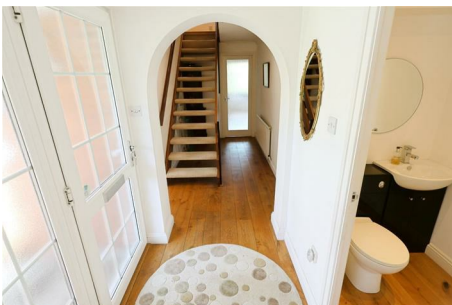
Situated within this highly desirable village, ideal for young families, this beautifully presented, light and spacious home offers easy access to Chester, the local motorway network, and an abundance of amenities and facilities just a short drive away. The property benefits from gas central heating and uPVC double glazing and, in brief, comprises: an inviting entrance hall with a cloakroom WC; a double-aspect living room with a living flame gas fire and French doors opening to the rear garden; and a contemporary gloss white kitchen with a range of integrated appliances, open through to a sitting room which in turn leads to an orangery.

The ground floor accommodation is completed by a double-aspect dining room. The first-floor landing offers access to a principal bedroom suite with dressing room and en-suite, along with a bedroom featuring a vaulted ceiling. There are also three further bedrooms and a stunning Villeroy & Boch three-piece family bathroom.

Externally, there are lawned and shrubbed gardens to the front, along with off-road parking leading to a single garage. Timber-gated side access leads to the rear garden, which features a paved patio area, central lawn, and borders finished with golden gravel and well-stocked with a variety of plants, shrubs, and trees. There is also a timber summer house, and the garden is enclosed by timber fencing and hedging.

## LOCATION

The picturesque village of Dogleston 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 Dogleston sports field, which is owned and operated by Dogleston 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.



## ENTRANCE HALL

18'8 x 5'5

The property is entered via an opaque uPVC double-glazed front door opening into an inviting entrance hall with engineered oak flooring, a radiator, and an open staircase rising to the first floor. Doors lead to the cloakroom WC, dining room (via sliding door), and glazed doors to the living room and kitchen.



## CLOAKROOM WC

5'2 x 3'8

Fitted with engineered oak flooring, a radiator, recessed downlights, and an extractor fan. Includes a vanity unit with an integrated dual-flush low-level WC and wash hand basin with mixer tap and mirror above.



## LIVING ROOM

21'8 x 11'6

A lovely double-aspect room with a window to the front elevation and uPVC double-glazed French doors opening onto the rear patio. Features two radiators and a living flame gas log-effect inset fireplace.



## DINING ROOM

16'2 x 7'8

A dual-aspect room with windows to both side elevations, engineered oak flooring, recessed downlights, and a radiator.



## KITCHEN

11'10 x 9'6

Fitted with engineered oak flooring, a radiator, and recessed ceiling downlights. Features an archway leading to the sitting room and a second archway to the utility room. A window faces the side elevation.

The kitchen comprises a range of contemporary gloss white wall, base, and drawer units with stainless steel handles, complemented by Corian work surfaces and upstands, incorporating a single drainer sink unit with mixer tap.

Integrated appliances include a stainless steel oven with warming drawer, combination microwave and grill, five-ring gas hob with extractor hood, dishwasher, and washing machine.



## UTILITY/ REAR HALL

5'8 x 3'6

With continued engineered oak flooring, recessed downlights, and an opaque uPVC double-glazed door to the side elevation. Fitted with matching gloss white units, including a larder cupboard and integrated fridge and freezer.



### SITTING ROOM

14'1 x 8'10

With engineered oak flooring, a column-style radiator, and open access to the orangery.



### PRINCIPAL BEDROOM

16'1 x 13'5

A spacious room with engineered oak flooring and a vaulted ceiling with recessed downlights. Windows to the side and front elevations offer views over the field opposite. Radiator below.



### BEDROOM THREE

15'1 x 9'5

With engineered oak flooring, a front-facing window with radiator below, and fitted wardrobes with sliding doors (one mirrored).



### ORANGERY

12'3 x 10'4

Featuring continued engineered oak flooring and offering panoramic views of the rear garden, with integrated French doors and recessed ceiling downlights.

### FIRST FLOOR LANDING

Includes a double-glazed Velux skylight, engineered oak flooring, recessed downlights, and doors leading to all four bedrooms and the family bathroom. The principal bedroom benefits from en-suite facilities.

### DRESSING ROOM

6'2 x 3'5

Fitted with engineered oak flooring, floor-to-ceiling wardrobes and shelving, recessed downlights, and access to the en-suite and bedroom.



### ENSUITE

10'1 x 5'2

A modern white suite comprising a large shower enclosure with dual-head thermostatic shower, low-level WC, and wall-mounted wash basin. Features include ceramic tiled flooring with underfloor heating, fully tiled walls, chrome heated towel rail, mirrored cabinet, recessed lighting, extractor fan, and an opaque side window.



### BEDROOM FOUR

8'4 x 8'2

Also featuring engineered oak flooring, with a rear-facing window and radiator below.



### FAMILY BATHROOM

7'6 x 5'4

Fitted with a contemporary white three-piece suite by Villeroy & Boch, comprising a panelled bath with dual-head thermostatic shower and glass screen, wall-mounted wash basin with mixer tap, and concealed cistern WC.

The floor is ceramic tiled with fully tiled walls, a chrome heated towel rail, illuminated mirrored cabinet, opaque rear window, recessed downlights, and extractor fan.



### BEDROOM TWO

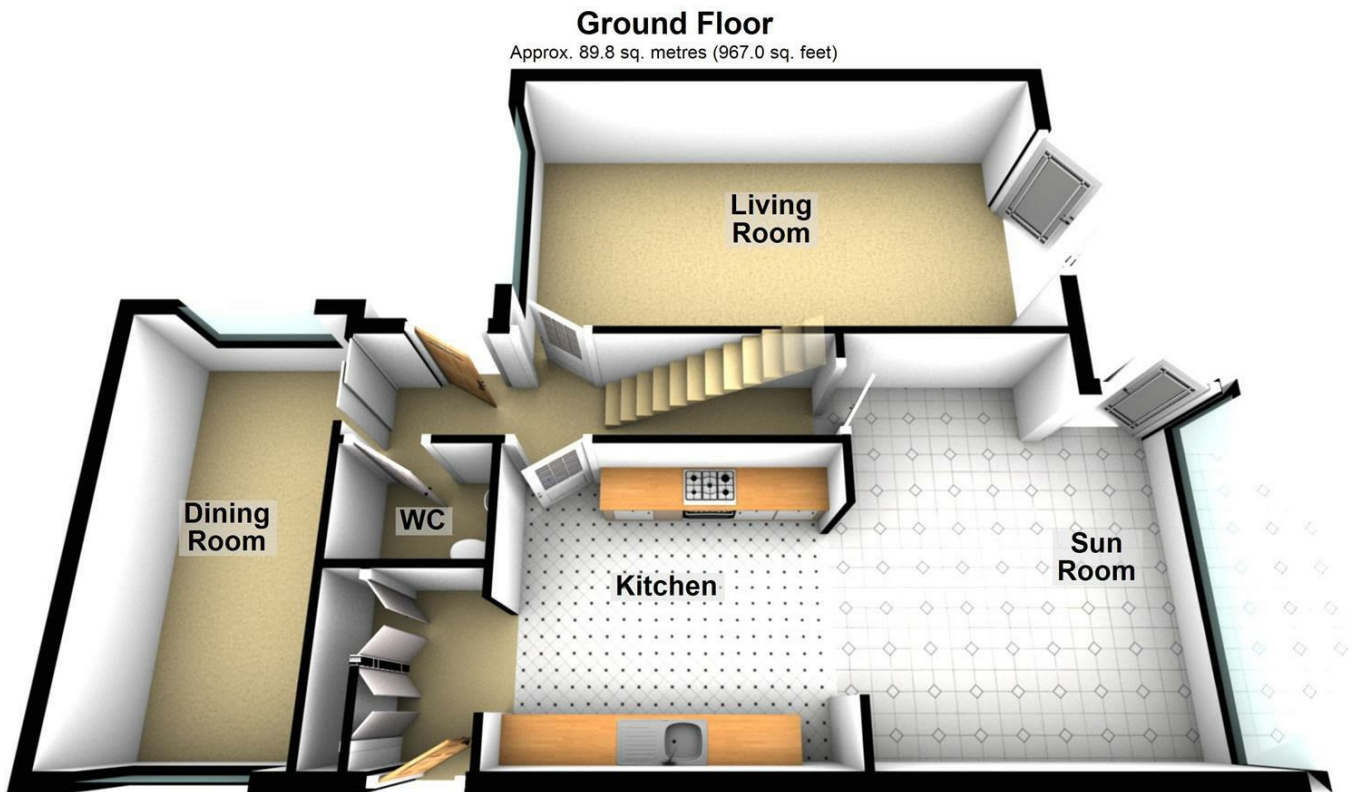
12'6 x 10'2

With engineered oak flooring, recessed downlights, rear window with radiator below, and an additional side window.



### EXTERNALLY

The front of the property provides off-road parking for several vehicles, along with a lawn and shrub garden. There is access to the garage, a canopy above the front door, and a courtesy light. Timber-gated side access leads to a paved pathway and patio area, with a lawn garden and well-stocked borders of plants, shrubs, and trees. There is a timber summer house, external lighting, a further pathway along the side of the property, and a timber shed. The garden is enclosed by fencing and hedging.



Total area: approx. 165.7 sq. metres (1783.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 