

# Town & Country

Estate & Letting Agents

Church Lane, Upton

No Onward Chain £795,000



This traditional bungalow is a rare find in a sought-after location and set within beautiful surroundings, making it an excellent opportunity for those looking to settle in a peaceful yet vibrant community. Having generous living spaces, four bedrooms, family bathroom, en-suite facility and cloak room, with the advantage of parking for a number of vehicles, a garage, and direct rear access to Upton Golf Course. Viewing is essential to appreciate this wonderful home.

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## DESCRIPTION

Nestled in the charming area of Church Lane, Upton, this delightful, detached bungalow was constructed circa 1923, offering a perfect blend of traditional elegance and modern comfort. The spacious and light accommodation is centred around a large entrance hall providing access to most rooms including a breakfast room opening into a well-appointed bespoke fitted kitchen with granite worktops. The living room features a sandstone fireplace, a semi-vaulted ceiling and a substantial bay window which has beautiful views over the extensive rear garden, golf course and Welsh hills beyond. An internal glazed door leads into the dining room. There is a family bathroom with a three-piece suite and four double bedrooms, one of which benefits from en-suite facilities providing convenience for both residents and guests. One of the standout features of this bungalow are the extensive landscaped gardens, which not only enhance the property's appeal but also offer stunning views overlooking Upton Golf Course. This serene outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with family and friends. Additionally, the property benefits from gravelled off-road parking for several vehicles, and a single garage for security.

## LOCATION

Situated in the highly sought-after area of Upton, Church Lane enjoys a quiet residential setting while remaining within easy reach of Chester city centre. The area offers a range of local amenities including shops, cafés, Chester Zoo, golf course, and essential services, along with well-regarded primary and secondary schools. Upton Golf Club is a well-established golf course and considered one of the more accessible and welcoming courses

in the area, suitable for both beginners and experienced golfers. There is a strong sense of community supported by local churches, a village hall, and library facilities. Excellent transport links are available, with easy access to the A41, A55, and M53, as well as regular bus services and nearby Bache & Chester railway station providing connections to major cities. Overall, Upton is a desirable location combining convenience, connectivity, and a welcoming community atmosphere.



## DIRECTIONS

From the Chester branch, head south on Lower Bridge Street towards St Olave Street, Turn right onto Castle Street, at the roundabout, take the 2nd exit onto Nicholas Street/A5268, continue to follow A5268. At the roundabout, take the 1st exit onto Upper Northgate Street/A5116, turn right onto A5116, Turn left onto Liverpool Road/A5116. At the roundabout, take the 1st exit and stay on Liverpool Road/A5116, Go through Two roundabouts, turn right onto Mill Lane, at the roundabout, take the 1st exit onto Church Lane the property will be located on the left-hand side and identified via our For Sale Board.

## ENTRANCE PORCH

The bungalow is entered through a partially glazed front door, opening into a porch with quarry tiled flooring. A light is positioned to the left-hand side of the original opaque, leaded glazed front door.



## ENTRANCE HALL

34'1 x 4'5

Featuring a UPVC double glazed window to the front elevation with a radiator below. Stripped pine doors lead to the cloakroom WC, breakfast room and kitchen, living room, dining room, bathroom, and all four bedrooms, one of which benefits from en-suite facilities.



## BREAKFAST ROOM

12'5 x 10'0

With a double glazed window to the side elevation, a white column-style radiator, quarry tile flooring, and built-in cupboards running the length of one wall. An open throughway leads to the kitchen.



## KITCHEN

15'10 x 13'6

Fitted with a stylish kitchen comprising inset doors, drawers, and cabinets with granite work surfaces, housing a double Belfast sink with mixer tap. Granite upstands and shelving sit above, along with a complementary island unit incorporating further drawers and cupboards. There is space for a range cooker with extractor hood above and tiled splashback, as well as space and plumbing for a washing machine and dishwasher, and space for a tall fridge freezer. A built-in cupboard houses the gas Worcester combination boiler. Additional features include quarry tile flooring throughout, a radiator, recessed downlights, a double-glazed window to the side elevation, two UPVC double glazed windows to the front, and a composite double-glazed back door leading to the side of the house.



## LIVING ROOM

12'8 x 17'7

Boasting a semi-vaulted ceiling with an exposed central beam and a bay window to the rear elevation, offering panoramic views over the garden

and golf course beyond. A central slate and sandstone fireplace provides a focal point. Additional features include a column-style radiator and a double glazed door opening to the rear garden. A glazed door leads into the dining room.



## DINING ROOM

12'8 x 12'8

Featuring a display alcove with fitted base-level cabinets, a UPVC double glazed window to the side elevation, and a second window overlooking the garden with a white column-style radiator below.



## CLOAKROOM

6'4 x 6'5

A spacious cloakroom approached through a useful area for hanging coats and storing shoes, comprising a radiator, an opaque UPVC double glazed window to the side elevation, a low-level WC, a pedestal wash hand basin, and Amtico flooring.



## BATHROOM

10'2 x 5'3

The bathroom is fitted with a three-piece suite comprising a white bath with mixer tap and thermostatic shower above, marbled walls, and a folding screen. There is a low-level WC and a vanity unit with marble countertop, wash hand basin, illuminated mirror, and shelving. The flooring is Amtico, and there is a radiator, chrome heated towel rail, and an opaque UPVC double glazed window to the side.



## BEDROOM ONE

12'10 x 10'9

Fitted with a triple-door wardrobe, semi-vaulted ceiling, recessed downlights, and a window to the rear elevation overlooking the garden, with a radiator below.



## BEDROOM TWO

12'10 x 12'11

Featuring two sets of fitted double wardrobes, semi-vaulted ceiling with exposed beams, recessed downlights, A window overlooks the rear garden, with a radiator below.



## BEDROOM FOUR

15'1 x 10'4 (max)

Fitted with floor-to-ceiling double wardrobes with sliding mirrored doors. A window faces the front elevation with a radiator below, and there are recessed downlights. A door leads to the en-suite shower room.



## BEDROOM THREE

13'3 x 9'6

With a window to the side elevation, radiator below, semi-vaulted ceiling, recessed downlights, and two sets of fitted double wardrobes along one wall.





## EN SUITE SHOWER ROOM

7'1 x 3'9

The shower room is fitted with a contemporary suite comprising a shower enclosure with thermostatic shower, a vanity unit housing a dual flush WC and wash hand basin with mixer tap, and an illuminated mirror above. Additional features include a chrome heated towel rail, recessed downlights, extractor fan, and an opaque UPVC double glazed window to the side.



## EXTERNALLY

The property is approached via a gravel driveway, offering off-road parking for several vehicles and access to the garage. To the right-hand side of the driveway is a lawned area with sandstone raised beds, an integrated low wall to the front, and well established planting. There is an external light on the approach to the porch and a timber side gate giving access to the rear garden.

## GARAGE

15'3 x 9'3

Entered via an automatic remote-controlled up-and-over door with an opaque window. There are windows to the side elevation.

## REAR GARDEN

Accessed via a timber gate on the right-hand side, with a paved pathway running alongside a timber shed. This leads to an expanse of immaculately

presented gardens, featuring a gravel seating area, lawned gardens, and paved pathways, all well stocked with a beautiful variety of established plants, shrubs, and trees. A further timber shed is located to the rear of the garden. The garden is enclosed by low hedging, with the rear boundary backing onto Upton Golf Course and a gate allowing direct access.





REAR ASPECT



#### SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band F

#### 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.**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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 most 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.