Town & Country
Estate & Letting Agents

Cormorant Close, Farndon

Offers In Excess Of £470,000

Located within the popular village of Farndon and nestled within a a quiet cul-de-sac. This four bedroom modern detached family home offers adaptable accommodation featuring a downstairs cloaks, an open plan kitchen/diner, a spacious living room, en-suite shower room and a family bathroom. Externally there is a large rear garden, a single garage and ample off road parking. Ready to move into, this no onward chain property is a must see for anyone looking to move close to Chester, whilst enjoying a quiet village location.

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DESCRIPTION

This modern family home is presented in excellent condition and is ready to move straight into recently redecorated throughout with professionally cleaned carpets having the advantage of double glazing and gas central heating. The accommodation comprises of a welcoming entrance hall with useful under stairs storage and access to the principal rooms. The spacious living room features a front-facing bay window and double doors opening into the impressive modern kitchen/diner, (extending to almost 26 feet), the kitchen/diner provides an excellent social and family space, with a stylish range of high-gloss units, integrated appliances and French doors opening onto the sunny west-facing rear garden. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with fitted mirrored wardrobes and a contemporary en-suite shower room. The remaining bedrooms are served by a modern family bathroom. Externally, the property benefits from a two-car driveway and integral garage, while the beautifully maintained rear garden offers a paved seating area, raised lawn, established planting and convenient gated side access. Situated within easy walking distance of Farndon village centre and its range of amenities, this attractive family home offers a wonderful combination of modern living, generous accommodation and a peaceful village setting.

LOCATION

Situated within the popular village of Farndon, the property enjoys a peaceful residential setting while remaining conveniently positioned for Chester and the surrounding areas. The village offers a range of local amenities including shops, pubs, cafés and community facilities, together with well-regarded local schools including Farndon Primary School. Regular bus services provide connections towards Chester and Wrexham, while Chester railway station offers a range of onward rail links. Chester city centre is approximately nine miles away, providing an excellent selection of shops, restaurants, bars and leisure facilities, with excellent road links also providing easy access towards Wrexham, Nantwich, North Wales and the wider Cheshire area.

DIRECTIONS

From Chester branch, head north towards Pepper Street and follow the A5268 through Chester city centre. Continue onto the A51, following signs for Huntington and Farndon. Turn onto Sandy Lane (B5130) and continue through Farndon, staying on the B5130. Continue onto Chester Road, then turn left onto Shearwater Road followed by a left onto Cormorant Close. The property can be located on the left hand side and identified via our For Sale sign.

ENTRANCE HALL

Approached through a black composite entrance door, the spacious hallway features a wood-effect tiled floor laid diagonally, open understairs storage, a radiator with a white painted cover and doors leading to the cloakroom, lounge, kitchen/dining room and integral garage. Stairs rise to the first-floor accommodation. The property benefits from white-painted tongue-and-groove-style internal doors with chrome furniture throughout.

CLOAKROOM

5'5 x 2'9

The cloakroom comprises a Twyford close-coupled WC, matching wash hand basin with pedestal and chrome monobloc mixer tap, chrome towel radiator, mirror and light. The walls are half tiled.

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LIVING ROOM

15'8 x 10'4

A well-proportioned reception room featuring a front-facing bay window, two radiators and double doors opening into the kitchen/dining room. Further features include two chrome ceiling lights with grey fabric drum shades, TV points, a fibre broadband box and grey carpeting.

KITCHEN/DINING ROOM

25'11 x 9'9

A superbly proportioned kitchen/dining room fitted with a range of white high-gloss slab-effect wall, base and drawer units, complemented by brown walnut-effect Formica worktops. Integrated appliances include a Zanussi five-ring gas hob with stainless steel splashback and chimney-style extractor hood, Zanussi double oven, fridge/freezer and dishwasher, together with an integrated Hotpoint washing machine. The wood-effect tiled flooring continues from the entrance hall. Two rear-facing windows provide plenty of natural light, while double French doors open directly onto the sunny west-facing rear garden. Additional features include zoned ceiling spotlights and under-cabinet lighting.

LANDING

The first-floor landing is laid with matching grey carpeting and features doors leading to all four bedrooms, the family bathroom and a useful storage cupboard. A front-facing window, radiator and two matching ceiling lights complete the space.

PRINCIPAL BEDROOM

14'2 x 9'11

A generous principal bedroom with matching grey carpeting, fitted wardrobes with mirrored sliding doors, a rear-facing window overlooking the garden, radiator and door leading to the en-suite shower room. Pendant light fitting.

EN-SUITE SHOWER ROOM

6'9x 5'2

Fitted with a Twyford WC, wash hand basin with pedestal and chrome monobloc mixer tap,

chrome towel radiator and a three-foot shower tray with glazed door and thermostatic shower. The room is fully tiled to the shower area, with half-height tiling around the basin and WC. Wood-effect vinyl cushion flooring.

BEDROOM TWO

11'8 x 9'11

A further double bedroom with matching grey carpeting, rear-facing window overlooking the garden, fitted wardrobes with mirrored doors, radiator and glass chandelier-style light fitting.

FAMILY BATHROOM

8'2 x 6'10

The family bathroom is fitted with a Twyford WC, wash hand basin with pedestal and monobloc mixer tap, panelled bath with shower screen and thermostatic shower, and chrome towel radiator. Ceramic tiling extends to full height around the bath, with half-height tiling to the remainder of the room. Brown wood-effect vinyl cushion flooring, matching the en-suite. Useful airing cupboard housing the hot water cylinder, together with ceiling spotlights and extractor fan.

BEDROOM FOUR

11'6 x 10'9

A well-proportioned bedroom with a large front-facing window, radiator, matching grey carpeting and chrome pendant light fitting.

BEDROOM FIVE

8'6 x 8'3

A versatile fourth bedroom featuring matching grey carpeting, front-facing window, radiator and pendant light fitting.

INTEGRAL GARAGE

The integral garage is accessed via an up-and-over door and benefits from a personal door providing direct access into the property. The garage houses the Logic gas boiler and consumer unit and benefits from power and lighting.

EXTERNALLY

To the front of the property is a tarmac driveway providing parking for two vehicles, with a lawned area and shrub border situated to the side, in front of the lounge window.
The west-facing rear garden provides a particularly sunny and attractive outdoor space, featuring a slate-paved patio extending across the width of the property and a raised lawn enclosed by sleeper borders. The garden is well planted with a variety of shrubs, trees and climbing plants, together with a small seating area positioned to one corner. A gated side passage provides convenient access between the front and rear of the property and is ideal for storing wheelie bins.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Council tax band: E
Tenure: Freehold

ARRANGE A VIEWING

Please contact a member of our team on 01244 403900. Viewings are strictly by appointment via our Chester branch.

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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

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No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

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Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

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These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval.

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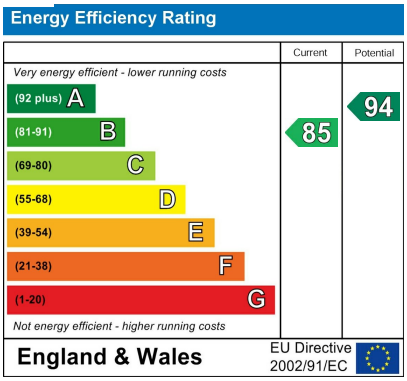

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